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ORDINANCE NO. 609

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, WHICH AMENDS THE COMPREHENSIVE PLAN BY ADDING THE TOWN CENTER SUBAREA PLAN AND ADDING TOWN CENTER LAND USE TO THE LAND USE MAP; ADDING TOWN CENTER DISTRICT AS A NEW SUBAREA DISTRICT TO THE MUNICIPAL CODE TO INCLUDE DEFINITIONS, ADMINISTRATIVE DESIGN REVIEW, DEVELOPMENT REGULATIONS, EXPEDITED PERMIT REVIEW FOR APPLICATIONS THAT MEET PLANNED ACTION CRITERIA, AND AMENDMENT TO THE ZONING MAP; AND AMENDING SMC CHAPTERS 20.20, 20.30, 20.40, 20.50, AND 20.91; AND ADDING A NEW CHAPTER 20.92

WHEREAS, the City of Shoreline has adopted a comprehensive plan under the provisions of Chapter 36.70A RCW that includes policies for the creation of a subarea plan for Town Center; and

WHEREAS, the Washington State Growth Management Act authorizes the preparation of subarea plans; and

WHEREAS, the City of Shoreline has prepared the Town Center Subarea Plan, conducted a thorough review of the development anticipated within the Town Center Subarea, and prepared a Planned Action Supplemental Environmental Impact Statement (SEIS) under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW supplementing the EIS adopted in 2008 for the Comprehensive Plan, that considered the impacts of the anticipated development within the Town Center District consistent with the subarea plan, provides for mitigation measures, and other conditions to ensure that future development will not create adverse environmental impacts; and

WHEREAS, the City of Shoreline conducted an extensive public participation and review process for preparation of the proposed Subarea Plan and proposed development regulations that modify the Development Code; and

WHEREAS, the Planning Commission and City Council conducted public hearings so the public had an opportunity to comment on the proposed Subarea Plan and proposed development regulations that modify the Development Code, Shoreline Municipal Code Title 20; and

WHEREAS, the provisions of Chapter 43.21C.031 RCW and the regulations issued thereunder provide for the designation of planned actions within geographic areas that are less extensive than a municipality's jurisdictional boundaries allowing expedited project review where substantial comprehensive planning and environmental review have been completed prospectively; and

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WHEREAS, the City of Shoreline designates the Town Center District as a special district with projects qualified as planned actions consistent with RCW 43.21.031, WAC 197.11.164 to .172, and Shoreline Municipal Code 20.40.050; and

WHEREAS, the City of Shoreline desires to adopt the Town Center Subarea Plan, and the Town Center District to implement the Subarea Plan, and incorporate expedited review of land use actions designated as planned actions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council finds that:

1. A subarea plan has been prepared and is adopted by the Council under the provisions of the Growth Management Act, Chapter 36.70A RCW, for the Town Center Subarea, located within the City of Shoreline city limits. The Town Center Subarea Plan (hereafter "Subarea Plan") amends the City's Comprehensive Plan.
2. A Supplemental Environmental Impact Statement (hereafter "SEIS") has been prepared and issued pursuant to Chapter 43.21C RCW in conjunction with the adoption of the Subarea Plan and the special district designated as the Town Center District in the Development Code.
3. The Subarea Plan, Town Center District regulations, and SEIS have addressed all significant environmental impacts associated with planned actions within the Town Center District.
4. The City's development regulations and standards for the Town Center District are adequate to mitigate the significant adverse environmental impacts anticipated by development consistent with the Subarea Plan.
5. The application of the expedited permit review procedures will benefit the public, adequately protect the environment, and enhance the economic development of the Town Center District.
6. Public involvement and review of the Subarea Plan, Town Center District regulations, and the SEIS have been extensive and ensure a substantial relationship to the public interest, health, safety, and welfare.
7. The uses allowed within the Town Center District zone and regulated by its development regulations will implement the Subarea Plan.

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Section 2. Amendment to Comprehensive Plan and Land Use Map. The Comprehensive Plan and Land Use Map are amended by the addition of the Town Center Subarea Plan, filed with the City Clerk under Clerk's Receiving #6407.

Section 3. Amendment to Zoning Map. The Official Zoning Map is amended to adopt the Town Center District, filed with the City Clerk under Clerk's Receiving #6408.

Section 4. Amendment. Chapter 20.20 of the Shoreline Municipal Code is amended by adding the definitions set forth in Exhibit A.

Section 5. Amendment. Table 20.30.040 is amended to read as follows:

Table 20.30.040 - Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority

Action Type	Target Time Limits for Decision (Calendar Days)	Section
Type A:		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupation, Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Rights-of-Way Use	30 days	12.15.010 – 12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430
11. Deviation from Engineering Standards	30 days	20.30.290

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12. Temporary Use Permit	15 days	20.40.100, 20.40.540
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025
15. Administrative Design Review	28 days	20.30.297

...

Section 6. New Section. A new section, SMC 20.30.397, is adopted as follows:

20.30.297 Administrative Design Review (Type A).

Administrative Design Review approval shall be granted by the Director upon his/her finding that:

1. The design meets the requirements of the applicable code subsections.
2. Departures from the design standards in the applicable chapter shall be consistent with the purposes or intent of each subsection or be justified due to unusual site constraints so that meeting the design standards represents a hardship to achieving full development potential.
 - a. Dimensional standards in Table 20.92.020(B) regarding setbacks and building envelope cannot be departed from in the Town Center District.
 - b. No departure from standards is allowed in Transition Overlay and the TC-4 zone.

Section 7. Amendment. Shoreline Municipal Code 20.040.020 is amended to read as follows:

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O

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Community Business	CB
Mixed-Use Zone	MUZ
Industrial	I
Campus	CCZ, FCZ, PHZ, SCZ ¹
Special Overlay Districts	SO
North City Business District	NCBD
Town Center District	TC-1, TC-2, TC-3, TC-4
Planned Area	PA

¹ CCZ refers to the CRISTA Campus; FCZ refers to the Fircrest Campus; PHZ refers to the Public Health Laboratory Campus; and SCZ refers to Shoreline Community College Campus.

Section 8. Amendment. Shoreline Municipal Code 20.40.050 is amended to read as follows:

20.40.050 Special districts.

- A. **Special Overlay District.** The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.
- B. **Subarea Plan District.** The purpose of a subarea plan district is to implement an adopted subarea plan using regulations tailored to meet the specific goals and policies established in the Comprehensive Plan for the subarea.
 - 1. **North City Business District (NCBD).** The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.
 - 2. **Town Center District (TCD).** The purpose of the TCD is to implement the vision and policies contained in the Town Center Subarea Plan. Any development in TCD must comply with the standards specified in Chapter 20.92 SMC.
- C. **Planned Area (PA).** The purpose of the PA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district.

1. **Planned Area 2: Ridgecrest (PA 2).** Any development in PA 2 must comply with the standards specified in Chapter 20.91 SMC.
2. **Planned Area 3: Aldercrest (PA 3).** Any development in PA 3 must comply with the standards specified in Chapter 20.93 SMC.

Section 9. Amendment. Shoreline Municipal Code 20.40.110 is amended to read as follows:

20.40.110 Use tables.

A. The land use tables in this subchapter determine whether a specific use is allowed in a zone. The zone designation is located on the top of each column and the specific use is located on the horizontal rows. The land use table for the TCD is located in SMC 20.92.020(A).

... *[B-H unchanged]*

Section 10. Amendment. Shoreline Municipal Code 20.50.021 is amended to read as follows:

20.50.021 Development in the mixed-use zone (MUZ)

Development in the MUZ zone shall meet the following requirement:

- A. All developments in the MUZ zone are subject to ~~administrative design review as approved by the Director~~ Administrative Design Review Approval in SMC 20.30.297. ~~The Director is authorized to adopt and amend design guidelines by administrative order.~~

Section 11. Amendment. Shoreline Municipal Code 20.91.040 is amended to read as follows:

20.91.040 Administrative Design Rreview.

- A. **Applicability.** Administrative Design Rreview will be required for developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more and that meet one of the thresholds in SMC 20.50.125.
- B. **Standards for Approval.** When Administrative Design Rreview is required, the applicant will demonstrate that plans satisfy the criteria in SMC 20.30.297 ~~unless approved as a design departure by the department director consistent with the intent of each subsection.~~
- C. **Design Departures.** A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure under SMC 20.30.297. A design departure will be approved if it is consistent with the intent of each subsection and it meets or exceeds the standard design objective. ~~The director's decision may be~~

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~~appealed to the hearing examiner with substantial weight given to the director's decision.~~

Section 12. New Chapter. A new Chapter 20.92, Town Center District, is hereby added to the Development Code, SMC Chapter 20 to read as set forth in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 13. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

Section 14. Third Party Liability. This ordinance does not create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of these regulations. No provision or term used in these regulations is intended to impose any duty whatsoever upon the City or any of its officers, employees, or agents. Notwithstanding any language used in this ordinance, it is not the intent of this ordinance to create a duty and/or cause of action running to any individual or identifiable person, but rather any duty is intended to run only to the general public.

Section 15. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.


PASSED BY THE CITY COUNCIL ON JULY 25, 2011.


Keith A. McGlashan
Mayor

ATTEST:


Scott Passey
City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: July 28, 2011
Effective Date: August 2, 2011

20.20 Definitions.

...

20.20.012 B definitions.

Building articulation

The emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See SMC 20.92.070 for applicable standards.

Banner sign

A sign constructed of cloth, canvas, or other similar light weight material that can easily be folded or rolled, but does not include paper or cardboard.

Boulevard Street

Refers to a street and/or segment of a street where there's an option for commercial storefronts or landscaped setbacks along the street with the option of ground floor residential or commercial uses.

20.20.020 F definitions.

Frontages

Facilities between the curb and private development along streets – typically curbs, amenities, and sidewalks.

20.20.022 G definitions.

Greenlink Street

Refers to a street and/or segment of a street envisioned to have or maintain landscaped building setbacks along the street. See Figure 20.92.030 for the location of designated Landscaped Streets and SMC 20.92.050(C)(1)(B) for the description and applicable standards for properties fronting on designated Landscaped Streets.

20.20.034 M definitions.

Modulation

A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

20.20.040 P definitions.

Parking Areas Any public or private area within, under, or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets. Outdoor display areas of vehicles for sale or lease, where such uses are permitted uses, are not considered parking areas.

Public places See SMC 20.92.060(F) for the description, standards, and guidelines for public places.

20.20.044 R definitions.

Roofline Modulation Refers to a variation in roof form. See SMC 20.92.070(B)(4) for provisions.

20.20.046 S definitions.

Storefront A pedestrian-oriented façade placed up to the edge of a public sidewalk.

Storefront Street Refers to a street or segment of a street where envisioned to have storefronts placed up to the edge of the sidewalk. See Figure 20.92.030 for the location of designated Storefront Streets and SMC 20.92.060(B)(1) for the description and applicable standards for properties fronting on designated Storefront Streets.

20.20.048 T definitions.

Transparent Window A window that is capable of transmitting light so that objects or images can be seen as if there were no intervening material variation in roof form.

Trellis A frame supporting open latticework used as a screen or a support for growing vines or plants.

20.20.054 W definitions.

Walkways On-site hard surfaces for pedestrian and non-motorized circulation. Non-motorized circulation includes use of mobility aids.

Town Center District

- 20.92.010 Purpose.**
- 20.92.012 Planned Action.**
- 20.92.014 Administrative Design Review.**
- 20.92.015 Threshold – Required for site improvements.**
- 20.92.020 Zoning, Land Use, and Form.**
- 20.92.030 Street Types and Pedestrian Circulation Map.**
- 20.92.040 Neighborhood Protection Standards.**
- 20.92.050 Street Frontage Design Standards.**
- 20.92.060 Site Design Standards.**
- 20.92.070 Building Design Standards.**
- 20.92.080 Sign Design Standards.**

20.92.010 Purpose.

The purpose of this chapter is to establish standards for the Town Center District. These standards implement the policies of City of Shoreline Comprehensive Plan and Town Center Subarea Plan through code requirements for use, form, design, and process.

20.92.012 Planned Action.

Projects that are within the scope of the planned action EIS for this chapter are planned actions, shall not require a SEPA threshold determination as provided under RCW 43.21C.031, WAC 197-11-164 to -172 and SMC 20.30.640. These projects shall be reviewed as ministerial decisions by applying the provisions of the Development Code. Proposed projects that are not within the scope of the planned action EIS shall require environmental review under SEPA

20.92.014 Administrative Design Review.

Administrative Design Review approval under SMC 20.30.297 is required for all development proposals prior to approval of any construction permit. A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure under SMC 20.30.297.

20.92.015 Threshold – Required for site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the Town Center District development standards apply to development proposals. Full site improvements are required if the development is:

- Completely new development; or
- The construction valuation exceeds 50 percent of the existing site and building valuation.

A development proposal shall not, however, be required to comply with the Town Center District development standards if and to the extent such development proposal is a repair or reconstruction for purposes of SMC 20.30.280(C)(3).

20.92.020 Zones, Land Use, and Form.

A. Town Center District

In order to implement the vision of the Comprehensive Plan's Town Center Subarea Plan, there are Town Center (TC) zones established as shown in Figure 20.92.030.

1. Four zones are delineated within the Town Center that have general and specific design standards.
 - a. TC-1: This zone allows the broadest range of uses, including vehicle sales, leasing, and servicing, in addition to all the uses allowed in the TC-2 zone.
 - b. TC-2: This zone includes property fronting on Aurora Avenue, N. 175th, and N. 185th streets, and provides for development potential with pedestrian activity primarily internal to the sites.
 - c. TC-3: This zone is oriented toward smaller arterials with a wide range of uses that focus pedestrian activity primarily along street frontages.
 - d. TC-4: This zone is oriented around Stone Avenue and limits the residential heights, uses, and vehicle circulation to protect the adjacent single family neighborhoods.
2. Transition Overlays 1 and 2: These overlays provide transitions from higher intensity development to lower intensity uses, and protect single family neighborhoods from large building heights.
3. Some standards within this chapter apply only to specific types of development and zones as noted. Standards that are not addressed in this chapter will be supplemented by the development standards in Chapter 20.50 SMC. In the event of a conflict between standards, the standards of this chapter shall prevail.

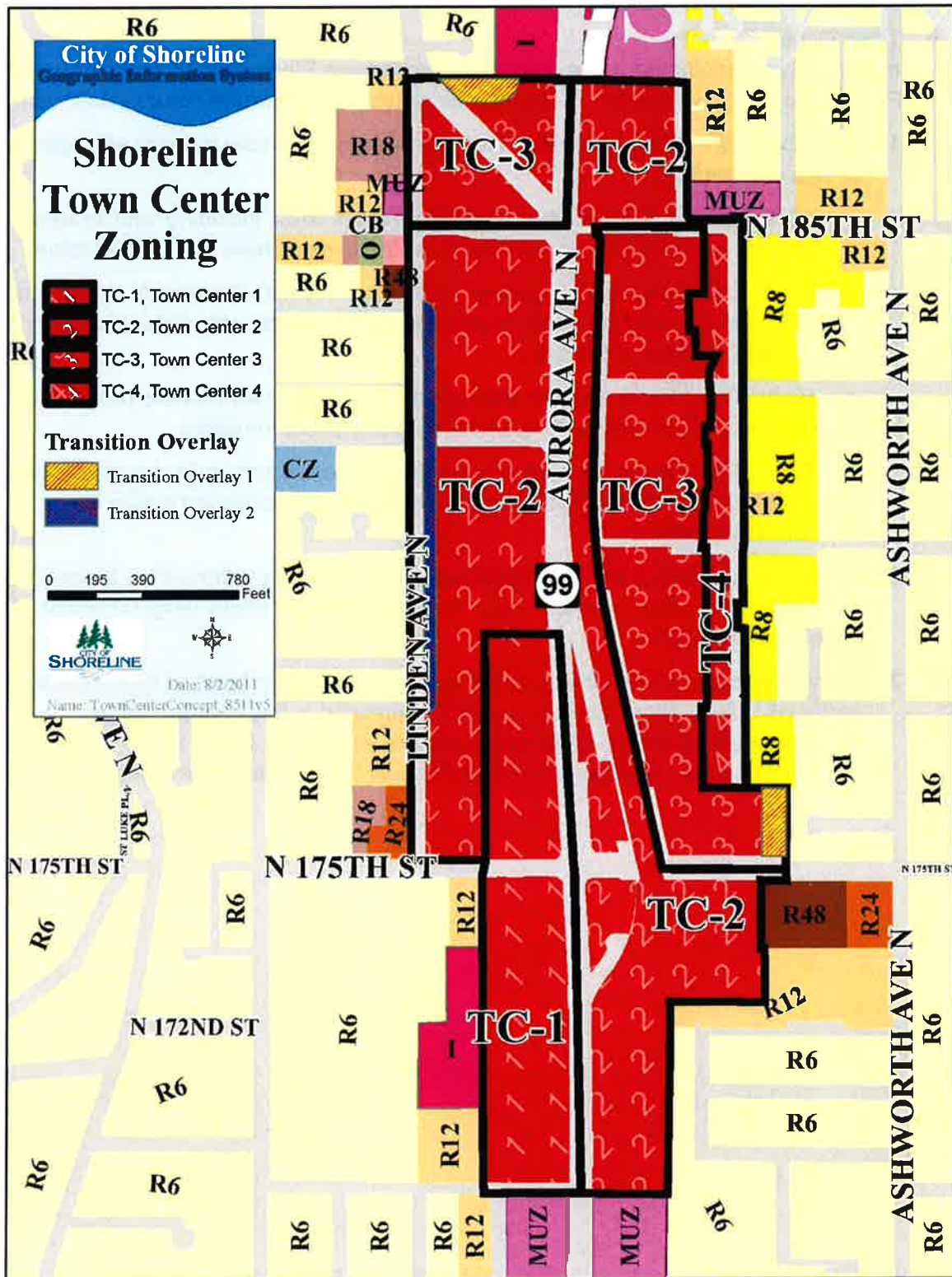


Figure 20.92.020

B. Table 20.92.020(A) lists general categories of permitted land uses for each of the Town Center zones. The general categories for permitted uses include all of the specific uses listed in the corresponding tables cited, except for those listed in this table as “prohibited uses.” Permitted uses do not include the approval processes in the general categories, such as special use or conditional use permits. If further clarification is required, the Director shall issue an administrative determination consistent with the provisions of this Chapter and the policy guidance of the Town Center Subarea Plan.

Table 20.92.020(A) Land Use Chart

General Land Use Category	Specific uses listed in Table	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale/ Firlands	TC-4 Stone Ave Resid.
Duplex and Detached Single Family	20.40.120	PROHIBITED USES			
Apartment and Single Family Attached	20.40.120				
Group Residence	20.40.120				
Lodging	20.40.120	PERMITTED USES			
Health Facility	20.40.140				
Government Facility	20.40.140				
Automotive Fueling and Service Stations	20.40.130				
Retail / Service other than for Automotive or Boat	20.40.130				
Light Manufacturing – Non-polluting and No Outside Storage	20.40.130				
Personal and Business Services	20.40.130				
Motor Vehicle and Boat Sales, Automotive Rental and Leasing, and Automotive Repair and Services (1)	20.40.130				
Gambling Use		PROHIBITED USES			
Wrecking Yard					
General Manufacturing					
Adult Use Facility					

Table 20.92.020(A)

(1) Outdoor vehicle display is permitted in support of vehicle sales, leasing, and service land uses.

Table 20.92.020(B) Form

	TC-1 Aurora SW	TC-2 Aurora	TC-3 Midvale/ Firlands	TC-4 Stone Ave Res	Transition Overlays 1 and 2
Minimum Front Yard Setback (1)(2)(3)	0-10 ft (6)	0-10 ft	0-10 ft	15 ft	15 ft
Minimum Side Yard Setback from Nonresidential Zones (4)	0 ft	0 ft	0 ft	5 ft (5)	5 ft (5)
Minimum Rear Yard Setback from Nonresidential Zones	0 ft	0 ft	0 ft	5 ft	0 ft
Minimum Side & Rear Yard (Interior) Setback from R-4 & R-6	15 ft	15 ft	15 ft	5ft	20ft
Minimum Side & Rear Yard Set- back from R-8 through R-48 and TC-4	15 ft	15 ft	15 ft	5 ft	15 ft
Maximum Height (5)	70 ft	70 ft	70 ft	35 ft	35 ft
Maximum Hardscape Area	95%	95%	95%	75%	(7)

Table 20.92.020(B)Exceptions to Table 20.92.020(B).

- (1) Unenclosed porches and covered entry features may project into the front yard setback by up to 6 feet. Balconies may project into the front yard setback by up to 2 feet.
- (2) Additional building setbacks may be required to provide rights-of-way and utility improvements.
- (3) Front yard setbacks are based on the applicable street designation. See Figure 20.92.030 for the street designation and SMC 20.92.060(B) for applicable front yard setback provisions.
- (4) These may be modified to allow zero lot line developments for internal lot lines only.
- (5) See SMC 20.92.040.C for height step-back standards.
- (6) Front yards may be used for outdoor display of vehicles to be sold or leased in the TC-1 zone.
- (7) Hardscape requirement for underlying zone is applicable.

20.92.030 Street Types and Pedestrian Circulation.

This map illustrates site-specific design elements to be implemented by code for street types and Through Connections.

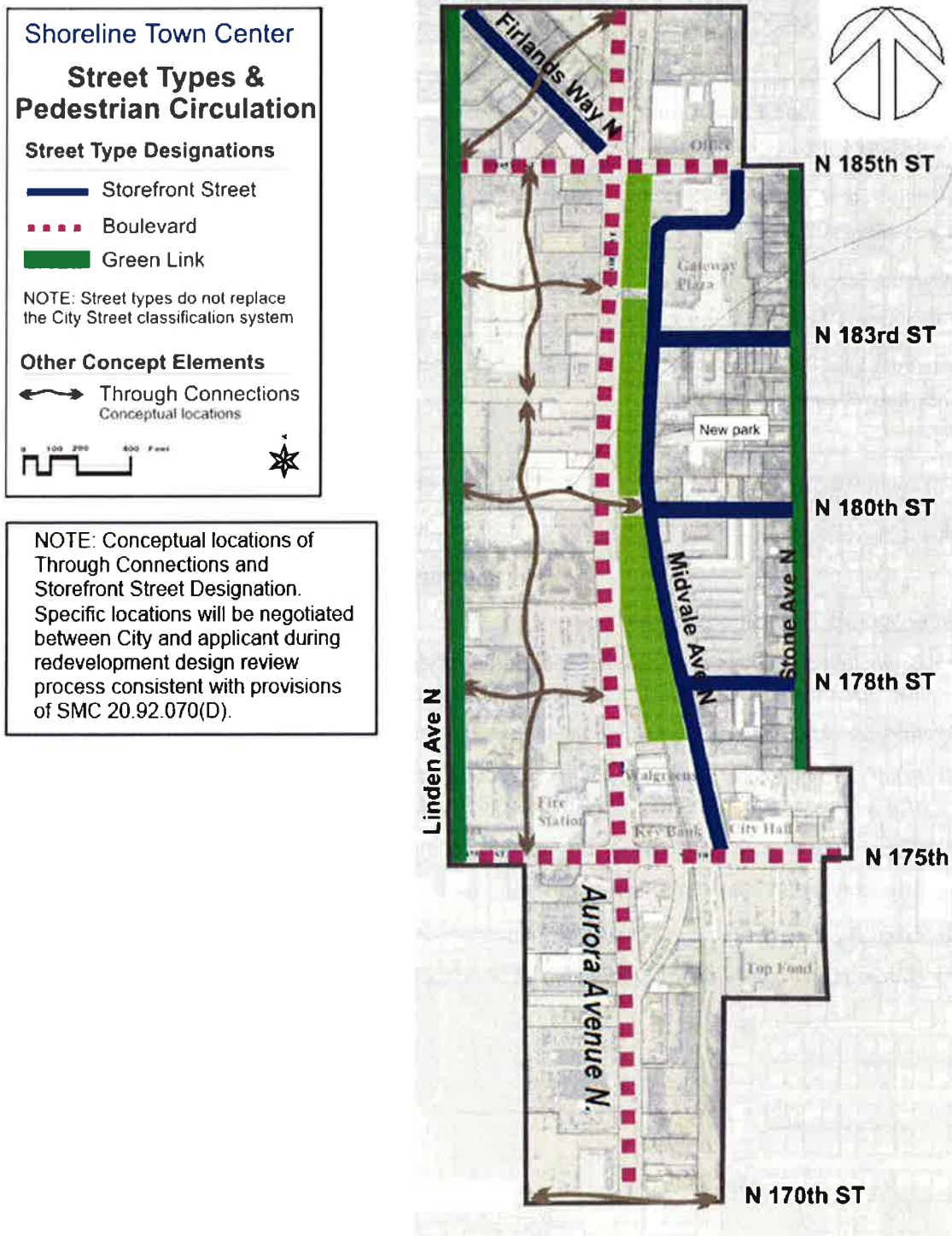


Figure 20.92.030

20.92.040 Neighborhood Protection Standards.

A. Purpose

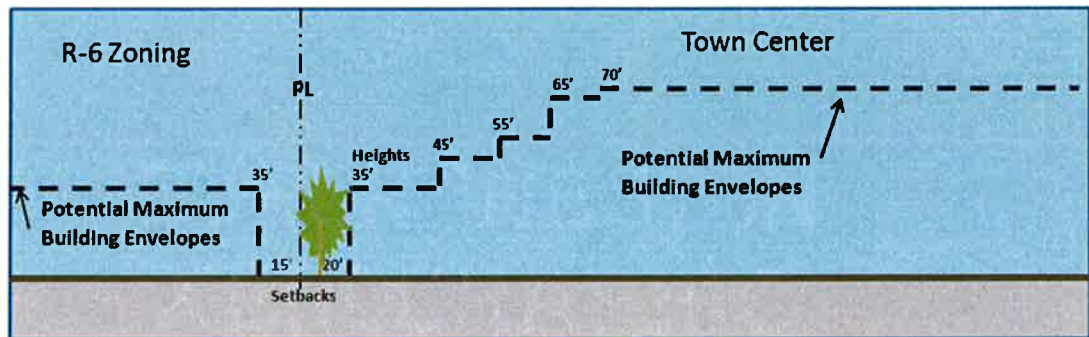
- Minimize negative impacts of Town Center development on adjacent single family neighborhoods.
- Enhance residential neighborhoods on both sides of Linden and Stone Avenue North.

B. Applicability

Unless specifically noted, the standards herein apply to properties within zone TC-4, the Transition Overlays identified in the Town Center Zoning Map (Figure 20.92.020), and other Town Center properties that are directly adjacent to those zones.

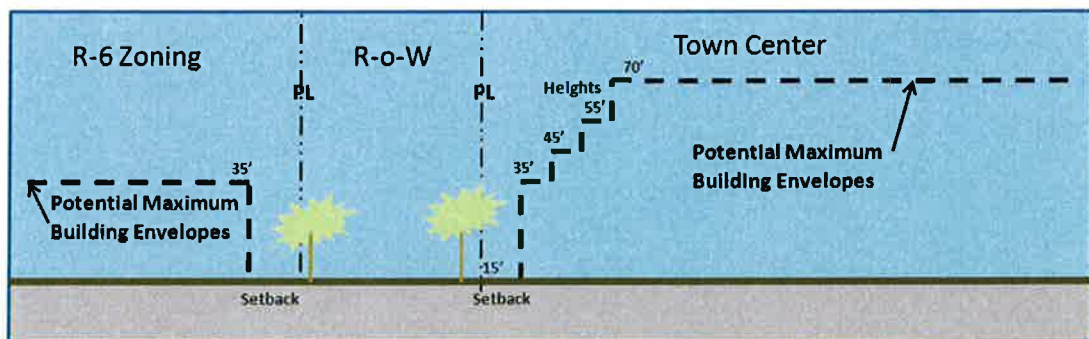
C. Building Heights

1. TC-4 zone maximum building heights are 35 feet.
2. Transition Overlay-1 is 100 feet in depth adjoining R-4 or R-6 zoned property lines. From the adjoining property line, development requires 20 feet of Type I landscaping/building setback, limits building height to 35 feet for 30 more feet of setback, and then each additional 10 feet of building height requires 20 more feet of setback until the maximum building height of the underlying zone is obtained.



Transition Overlay-1

3. Transition Overlay-2 is 50 feet in depth adjoining Rights-of-Way across from R-4 or R-6 zoned property lines. From the Rights-of-Way line, development requires 15 feet of Type II landscaping/building setback, limits building height to 35 feet for 10 more feet of setback, and then each additional 10 feet of building height requires 10 more feet of setback until the maximum building height of the underlying zone is obtained.



Transition Overlay-2

D. Site Access

Direct commercial vehicular and service access to a parcel shall not be from Stone or Linden Avenues unless no other access is available or practical as determined by the City.

E. Traffic Impacts

All development in the Town Center shall conduct a traffic impact study per city guidelines. Any additional traffic that is projected to use non-arterial streets shall implement traffic mitigation measures which are approved by the city's traffic engineer. Such measures shall be developed through the City's Neighborhood Traffic Safety Program in collaboration with the abutting neighborhoods that are directly impacted by the development.

F. Setbacks and Buffers

Buildings in zones TC-2 and TC-3 shall have a 20-foot wide, Type I landscape with an 8-foot solid fence or wall adjacent to zone TC-4 and R-6 parcels in addition to any required open space.

G. Tree Preservation

20 percent of all healthy, significant trees for each parcel must be preserved in TC-4 and Transition Overlays portions of private property per SMC 20.50.290.

20.92.050 Street Frontage Design Standards.

A. Purpose

- Enhance the appeal of street frontages to encourage people to walk and gather.
- Establish frontage standards for different streets to:
 - Reinforce site and building design standards in each zone.
 - Provide safe and direct pedestrian access within the Town Center and from adjacent neighborhoods.
 - Minimize conflicts between pedestrians, bicyclists, and vehicular traffic and parking.

B. Applicability

The standards in this section apply only to the sidewalks and the amenity zone in the public rights-of-way. These standards shall meet the City's Engineering Development Guide design criteria. Where there is a conflict, the Director shall determine which applies.

C. Design

1. In accordance with the Master Street Plan of the Transportation Master Plan, Storefront and Greenlink Street frontages, as depicted on Figure 20.92.030, shall have:

- a. Street frontage dimensions for the following streets are:

- (1) Midvale Ave. N. – eastside: 10-foot sidewalks and 5-foot amenity zone. Westside: 17-foot back-in parking (Seattle City Light) with 30-foot street cross-section.
 - (2) N 178th, N. 180th, N. 183rd Streets on both sides - 8-foot sidewalks and 5-foot amenity zones with a 36-foot street cross-section.
 - (3) Stone Avenue on both sides - 8-foot sidewalks and 5-foot amenity zones with a 32-foot street cross-section.
 - (4) Linden Ave N. – eastside: 8-foot sidewalks and 5-foot amenity zone. Westside: 5-foot sidewalks and 5-foot amenity zone with a 38-foot street cross-section.
 - (5) Firlands Way on both sides - 10-foot sidewalk, 5-foot amenity zone, and 17-foot back-in parking with 24-foot street cross-section.
 - (6) All frontage dimensions shall include 6-inch curbs and minimum 6-inch separation between buildings and sidewalks.
 - (7) All street sections include on-street, parallel parking except where back-in parking is designated.
 - (8) The configuration and dimensions of street frontage improvements may be modified by the Director if such modifications will better implement the policy direction of the Town Center Subarea Plan.
- b. Storefront, Boulevard, and Greenlink streets shall have street trees spaced on average 30 feet either in tree pits and grates, or an amenity zone. Breaks in the amenity zone and tree distribution may exist to allow for driveways, sight distancing, ADA access, utilities, crosswalks, bike racks, on-street parking, benches, and sitting walls.
 - c. Each development on a Storefront street shall provide a minimum 8 feet of bench or sitting wall.
 - d. Both sides of Storefront and Greenlink Streets shall have on-street parking. Midvale will have back-in parking on its west side and Firlands Way will have back-in parking on both sides.
 - e. Utility appurtenances such as signal boxes, hydrants, poles, or other obstructions shall not be placed in the public sidewalk.



Street Frontage Design

2. Rights-of-Way Lighting

- a. One to two-footcandles and between 10-foot and 15-foot in height for sidewalk areas. Lighting may be located within the public Rights-of-Ways, on private property, or mounted on building façades.
- b. Street light standards shall be a maximum 25-foot height for street light standards, designed using the Aurora Avenue model and color, modified to meet the 25-foot maximum height, and spaced to meet City illumination standards.
- c. Lights shall be shielded to prevent direct light from entering adjoining property.

20.92.060 Site Design Standards.

A. Purpose

- Promote and enhance public walking and gathering with attractive and connected development to:
 - a. Promote distinctive design features at high visibility street corners.
 - b. Provide safe routes for pedestrians and people with disabilities across parking lots, to building entries, and between buildings.
- Promote economic development that is consistent with the function and purpose of permitted uses and reflects the vision for the Town Center Subarea as expressed in the Comprehensive Plan.

B. Site Frontage

Site design standards for on-site landscaping, walkways, public places, and open space may be combined if their separate minimum dimensions and functions are not compromised.

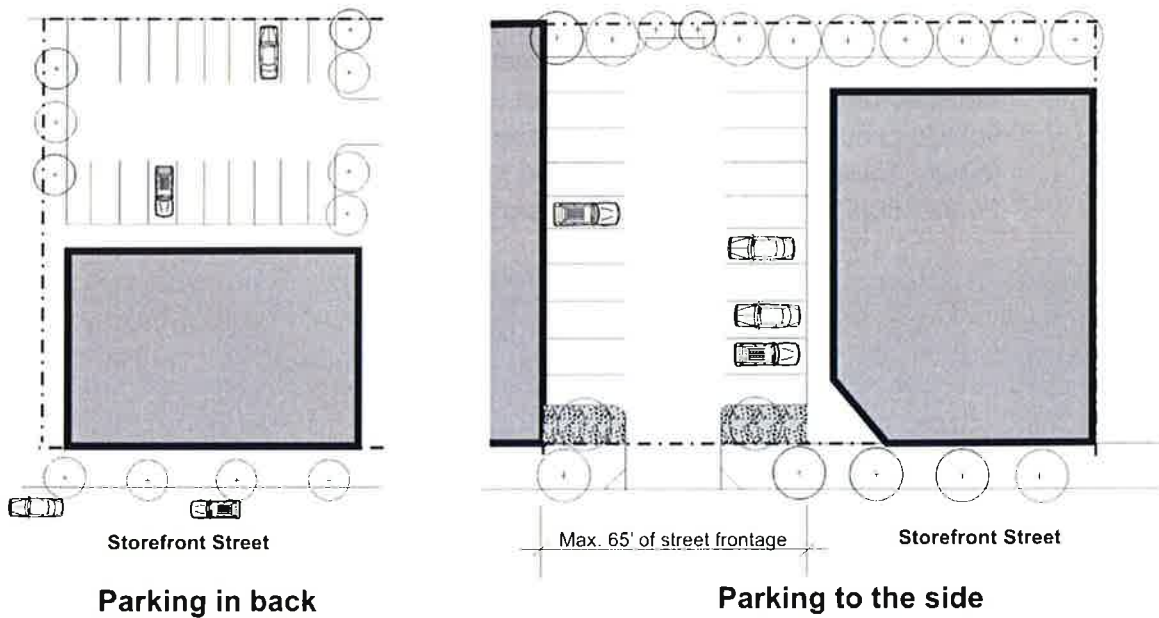
Development abutting street frontages as designated within the Town Center per Figure 20.92.030 shall meet the following standards.

1. Storefront Streets

- a. Buildings shall be placed at the property line or abutting planned sidewalks if on private property. However, buildings may be setback farther if Public Places (as specified in SMC 20.92.070(F)) are included or a utility easement is required between the sidewalk and the building;
- b. Minimum transparent window area is 60 percent of the ground floor façade placed between the heights of 30 inches and 8 feet above the ground for each front façade;
- c. The primary building entry shall be located on a street frontage and, if necessary, recessed to prevent door swings over sidewalks, or an open entry to an interior plaza or courtyard from which building entries are accessible;
- d. Minimum weather protection at least five feet in depth, along at least 80 percent of the façade width, including building entries; and
- e. Surface parking along Storefront Streets is not more than 65 lineal feet of the site frontage. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front façade. See SMC 20.92.060(E)(2) for parking lot landscape standards.



Storefront and Boulevard buildings



Parking lot locations along Storefront streets

2. Greenlink Streets

- a. Minimum front yard setback is 15 feet. Porches and entry covers may project 6 feet into the front yard setbacks;
- b. Transparent window area is 15 percent of the entire façade;
- c. Building entries shall be visible and accessible from a street front sidewalk. An entrance may be located on the building side if visible;
- d. Minimum weather protection is 5-foot deep over building entries;
- e. Landscaped front yards may be sloped or terraced with maximum 3-foot high retaining walls; and

- f. Surface parking is no more than 65 lineal feet of the site frontage and setback 10 feet from property line. Parking lots are not allowed at street corners. No parking or vehicle circulation is allowed between the rights-of-way and the building front façade. See SMC 20.92.060(E)(2) for parking lot landscape standards.

3. Boulevard Streets

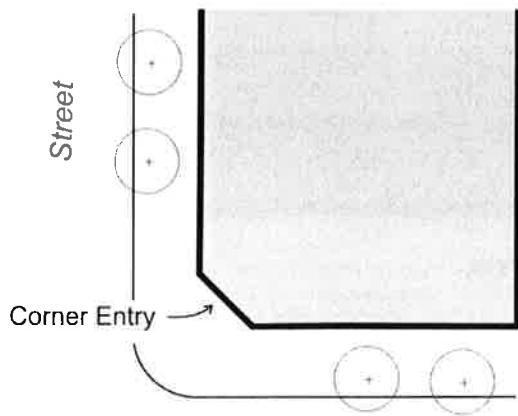
- a. Minimum transparent window area is 60 percent of the ground floor façade placed between the heights of 30 inches and 8 feet above the ground for each front façade;
- b. Minimum weather protection at least five feet in depth, along at least 80 percent of the façade width, including building entries; and
- c. Maximum front yard setback is 15 feet. Outdoor vehicle display areas are considered an extension of the building façade and if located within 15 feet of the front property line the front setback requirement is met.
- d. Surface parking along Boulevard Streets shall not be more than 50 percent of the site frontage. Parking lots are not allowed at street corners. No parking or vehicle circulation are allowed between the rights-of-way and the building front façade, except as otherwise provided in SMC 20.92.020(B)(6). See SMC 20.92.060(E)(2) for parking lot landscape standards.



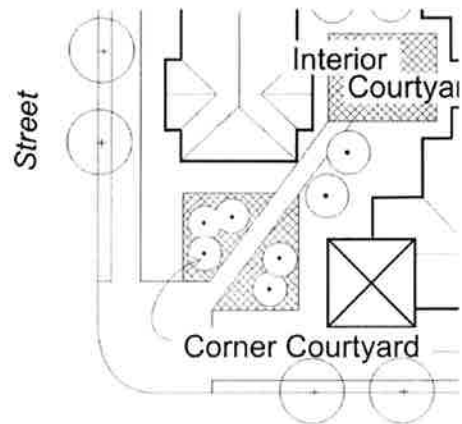
Landscaped yards

C. Corner Sites

1. All development proposals located on street corners and Through-connection sites shall include one of the following three design treatments on both sides of the corner.
 - a. Locate a building within 15 feet of the street corner. All such buildings shall comply with building corner standards in paragraph (2) below;
 - b. Provide public places, as set forth in SMC 20.92.060(F) at the corner leading directly to building entries; or
 - c. Landscape 20 feet of depth of Type II landscaping for the length of the required building frontage. Include a structure on the corner that provides weather protection or site entry. The structure may be used for signage (SMC 20.92.100).



Building placed up to the street corner with entry



Public place adjacent to the corner

Corner Developments

2. Corner buildings on Boulevard and Storefront Streets using option 1.a above shall provide at least one of the elements listed below for 40 lineal feet of both sides from the corner:
 - a. 20-foot beveled building corner with entry and 60% of the first floor in transparent glass (included within the 80 lineal feet of corner treatment).
 - b. Distinctive façade (i.e. awnings, materials, offsets) and roofline design above the minimum standards for these items in other code section of Town Center.
 - c. Balconies on all floors above the ground floor.
 - d. Other unique treatment as determined by the Director.

3. Corner sites with two different street types or connections shall meet the following provisions:
 - a. Corner buildings on Greenlink Streets and Through-connections using option 1.a above shall minimally provide 10-foot beveled building corners.
 - b. Corner buildings with a combination of Greenlink Streets or Through-connections and Boulevard or Storefront Streets shall meet the applicable Boulevard or Storefront Street requirement on both sides of the corner.



Building corners

D. Through-connections and Walkways

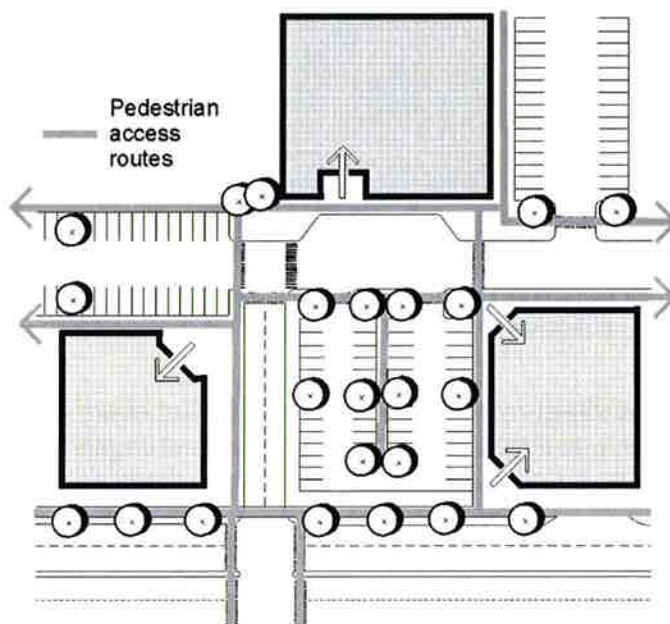
1. Developments shall include internal walkways that connect building entries, public places, and parking areas with the adjacent street sidewalks and Interurban Trail. A public easement for pedestrian access through properties and city blocks between streets shall be provided for Through-connections, as generally illustrated in the Street Types and Pedestrian Circulation Map (SMC 20.92.030).

Walkways and Through-connections shall be connected, and may be combined as long as standards of both can be met. The east-west connection aligned with N.180th may be a combination of vehicle access or street and a pedestrian Through-connection. North-south connections can be used as alley access or as a Storefront Street.



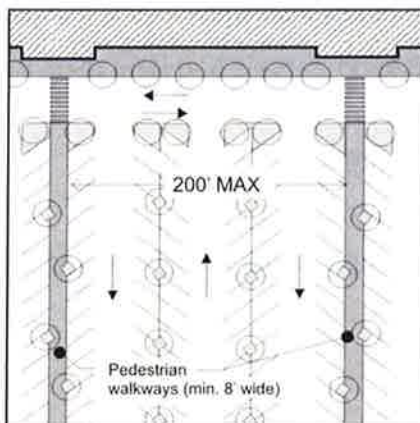
Through-connections

- a. All buildings shall have visible, clear, and illuminated walkways between the main building entrance and a public sidewalk. The walkway shall be at least eight feet wide;
- b. Continuous pedestrian walkway shall be provided to the entries of all businesses and the entries of multiple commercial buildings;
- c. For sites abutting underdeveloped land, the Director may require walkways and Through-connections stub-outs at property lines so that future, adjoining development can connect with the pedestrian system;



Well-connected walkway network

- d. Raised walkways at least 8 feet in width shall be provided for every three, double-loaded aisle or every 200 feet of parking area. Walkway crossings shall be raised a minimum 3 inches above drives;
- e. Walkways shall conform to the Americans with Disabilities Act (ADA); and



Parking lot walkway

- f. Internal walkways along the front façade of buildings 100 feet or more in length must meet Storefront or Boulevard Street standards set forth in SMC 20.92.060(B).



Internal walkways adjacent to storefronts should be designed to look and function like public sidewalks, including walkway widths and amenity areas.

- g. Deciduous street-rated trees shall be provided every 30 feet on average in grated tree pits if the walkway is 8 feet wide or in planting beds if walkway is greater than 8 feet wide. Pedestrian scaled lighting shall be provided.

E. Vehicle Parking and Landscaping

1. Minimum Off-street Parking

Parking shall be provided at the following rate:

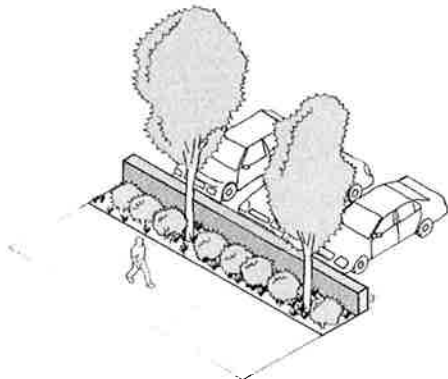
- a. Residential - .75 spaces/bedroom or studio, and up to 2.0 for 3 bedrooms+ units.
- b. Retail - 1 space/400 net square feet.
- c. Civic/Office - 1 space/500 net square feet.
- d. Reductions up to 25 percent may be approved by Director using combinations of the following criteria:
 - (1) On-street parking along the parcel's street frontage.
 - (2) Shared parking agreement with adjoining parcels and land uses that do not have conflicting parking demand.
 - (3) Commute trip reduction program per State law.
 - (4) High-occupancy vehicle (HOV) parking.
 - (5) Conduit for future electric vehicle charging spaces equivalent to the number of required handicapped parking spaces.
 - (6) A light rail stop within ½ mile radius.

- (7) In the event that the Director approves reductions in the parking requirement, the basis for the determination shall be articulated in writing.
- (8) The Director may impose performance standards and conditions of approval on a project including a financial guarantee or participation in a future public or private parking facility within walking distance, a parking enforcement program, or other programs named above.

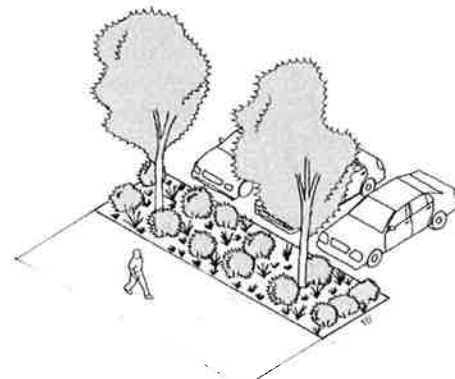
2. Parking lot landscaping

The following provisions shall supplement the landscaping standards set forth in Subchapter 7 of SMC 20.50.450. Where there is a conflict, the standards herein shall apply. All parking lots and loading areas shall meet the following requirements:

- a. Provide a 5-foot wide, Type II landscape that incorporates a continuous masonry wall between 3 and 4 feet in height. The landscape shall be between the public sidewalk or residential units and the wall (see SMC 20.50.460 for details); or
- b. Provide at least 10-foot wide, Type II landscaping.
- c. Trees shall be placed interior to parking lots at a ratio of one every 10 parking spaces in curbed planters with a minimum dimension of 5 feet.
- d. All parking lots shall be separated from residential development by the required setback and planted with Type I landscaping.



2a. Parking lot planting buffer with low wall



2b. 10-foot parking lot buffer with Type II landscaping

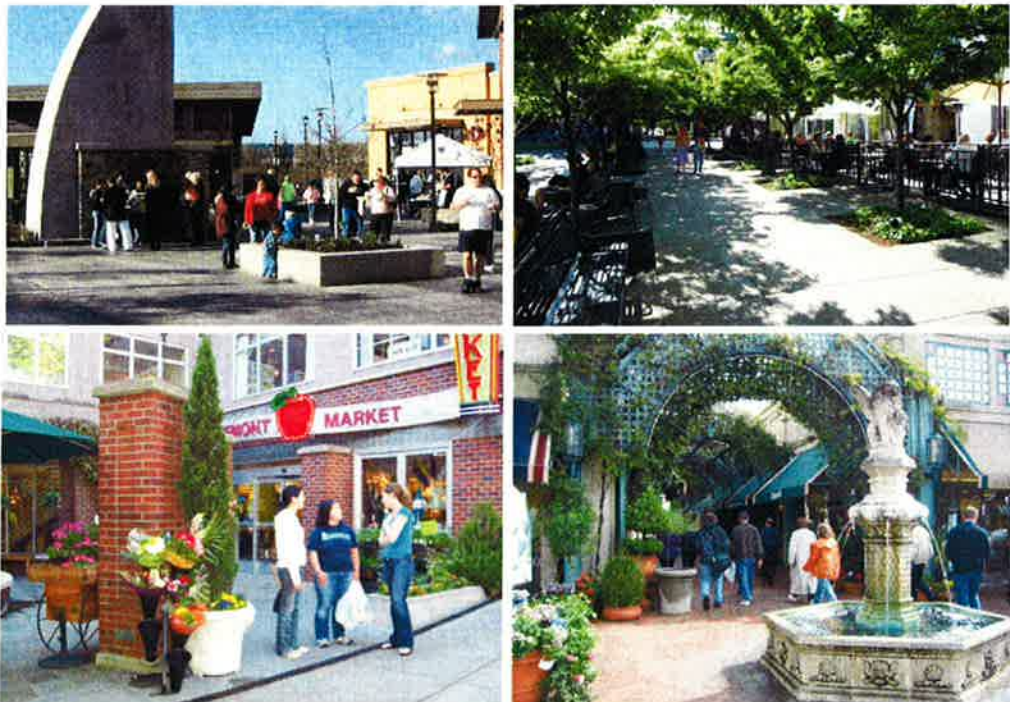
3. Vehicle Display Areas Landscaping

Landscape requirements for vehicle display areas as authorized in SMC 20.92.020(B)(6) shall be determined by the Director through Administrative Design Review under SMC 20.30.297. Subject to the Director's discretion to reduce or vary the depth, landscaped areas shall be at least ten (10) feet deep relative to the front property line. Vehicle display areas shall be framed by appropriate landscape construction materials along the front property line. While allowing that the vehicles on display remain plainly visible from the public rights-of-way, these materials shall be configured to create a clear visual break between the hardscape in the public rights-of-way and the hardscape of the vehicle display area. Appropriate landscape

construction materials shall include any combination of low (3 feet or less in height) walls or earthen berms with ground cover, shrubs, trees, trellises, or arbors.

F. Public Places

1. Public places are required on parcels greater than ½ acre with commercial or mixed use development at a rate of 1,000 square feet per acre. Public places may be covered but not enclosed. This standard can also be used to meet the standards of walkways as long as the function and minimum dimensions of the public place are met.
2. On parcels greater than 5 acres;
 - a. Buildings border at least two sides of the public place;
 - b. The public place shall be at least 5,000 square feet with no dimension less than 40 feet; and
 - c. 80 percent of the area shall be with surfaces for people to stand or sit on.
3. On parcels between 1/2 and 5 acres;
 - a. The public place shall be at least 2,500 square feet with a minimum dimension of 20 feet; and
 - b. 80 percent of the area shall have surfaces for people to sit and stand on.
4. The following design elements are required for public places:
 - a. Physically accessible and visible from the public sidewalks, walkways, or Through-connections;
 - b. Pedestrian access to abutting buildings;
 - c. Pedestrian-scaled lighting (subsection H below);
 - d. Seating and landscaping with solar access at least a portion of the day; and
 - e. Not located adjacent to dumpster or loading areas.



Public Places

G. Multifamily Open Space

1. All multifamily development shall provide open space.
 - a. Provide 800 square feet per development or 50 square feet per unit of open space, whichever is greater;
 - b. Other than private balconies or patios, open space shall be accessible to all residents and include a minimum 20-foot dimension. These standards apply to all open spaces including parks, playgrounds, roof-top decks and ground-floor courtyards; and may also be used to meet the walkway standards as long as the function and minimum dimensions of the open space are met;
 - c. Required landscaping can be used for open space if it does not prevent access or reduce the overall landscape standard. Open spaces shall not be placed adjacent to parking lots and service areas without screening; and
 - d. Open space shall provide seating that has solar access at least a portion of the day.



Multi-family open spaces

H. Outdoor Lighting

1. All publicly accessible areas on private property shall be illuminated as follows:
 - a. Minimum of one half footcandles and maximum 25-foot pole height for vehicle areas;
 - b. One to two-footcandles and maximum 15-foot pole height for pedestrian areas;
 - c. Maximum of four-footcandles for building entries with the fixture placed below second floor; and
 - d. All private fixtures shall be full cut-off, dark sky rated and shielded to prevent direct light from entering neighboring property.

I. Service Areas

1. All developments shall provide a designated location for trash, composting, recycling storage and collection, and shipping containers. Such elements shall meet the following standards:

- a. Located to minimize visual, noise, odor, and physical impacts to pedestrians and residents;
- b. Paved with concrete and screened with materials or colors that match the building; and
- c. Located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic nor require that a hauling truck project into any public rights-of-way.



Trash/recycling closure with consistent use of materials and landscape screening.

2. Utility and Mechanical Equipment

- a. Equipment shall be located and designed to minimize their visibility to the public. Preferred locations are off alleys; service drives; within, atop, or under buildings; or other locations away from the street. Equipment shall not intrude into required pedestrian areas.



Utilities consolidated and separated by landscaping elements.

- b. All exterior mechanical equipment shall be screened from view by integration with the building's architecture through such elements as parapet walls, false

roofs, roof wells, clerestories, equipment rooms, materials and colors. Painting mechanical equipment as a means of screening is not permitted.

20.92.070 Building Design Standards.

A. Purpose

- Emphasize quality building articulation, detailing, and durable materials.
- Reduce the apparent scale of buildings and add visual interest.
- Facilitate design that is responsive to the commercial and retail attributes of existing and permitted uses within the respective Town Center zone.

B. Façade Articulation

1. All buildings facing Storefront Streets per Figure 20.92.030 shall include one of the two articulation features set forth in 2.a and 2.b below no more than every 40 lineal feet facing a street, parking lot, or public place. Building façades less than 60 feet wide are exempt from this standard.



Storefront articulation

2. All buildings facing Boulevard Streets per Figure 20.92.030 shall include one of the two articulation features below no more than every 80 lineal feet facing a street, parking lot, or public place. Building façades less than 100 feet wide are exempt from this standard.
 - a. For the height of the building, each façade shall be offset at least 2 feet in depth and 4 feet in width if combined with a change in siding materials. Otherwise, the façade offset shall be at least 10 feet deep and 15 feet wide.
 - b. Vertical piers at the ends of each façade section that project at least 2 inches from the façade and extend from the ground to the roofline.

3. All multifamily buildings or residential portion of a mixed use building shall provide the following articulation features at least every 35 feet of façade facing a street, park, public place, or open space.
 - a. Vertical building modulation 18 inches deep and 4 feet wide if combined with a change in color or building material. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may be used to meet modulation; and
 - b. Distinctive ground or first floor façade, consistent articulation of middle floors, and a distinctive roofline or articulate on 35-foot intervals.



Multi-family building articulation



Multi-family building articulation

4. **Roofline Modulation**
 Rooflines shall be modulated at least every 120 feet by emphasizing dormers, chimneys, stepped roofs, gables, or prominent cornices or walls. Rooftop appurtenances are included as modulation. Modulation shall consist of a roofline elevation change of at least four feet every 50 feet of roofline.

5. Maximum Façade

For each 150 feet in length along the street front a building shall have a minimum 30-foot wide section that is offset at least by 20 feet through all floors.



Façade widths using a combination of façade modulation, articulation, and window design.

6. Windows

Buildings shall recess or project individual windows above the ground floor at least two inches from the façade or use window trim at least four inches in width.



Window trim design

7. Secondary Entry

Weather protection at least 3 feet deep and 4 feet wide is required over each secondary entry;



Covered secondary public access

8. Façade Materials

- a. Metal siding shall have visible corner moldings and trim and shall not extend lower than four feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the grade. Metal siding shall be factory finished, with a matte, non-reflective surface.



Masonry or concrete near the ground and proper trimming around windows and corners.

- b. A singular style, texture, or color of concrete block shall not comprise more than 50 percent of a façade facing a street or public space.



The left image uses smooth gray blocks on the vertical columns and beige split-faced blocks above the awnings. The storefront in the right image uses gray split face and some lighter, square, smooth-faced blocks below the storefront windows.

- c. Synthetic stucco must be trimmed and sheltered from weather by roof overhangs or other methods and are limited to no more than 50 percent of façades containing an entry and shall not extend below 2 feet above the grade.



Concrete near the ground level and a variety of other surface materials on the façade.

- 9. Prohibited exterior materials.
 - a. Mirrored glass, where used for more than 10 percent of the façade area.
 - b. Chain-link fencing, unless screened from view and within limited areas approved by the Director under SMC 20.30.297. No razor, barbed, or cyclone material shall be allowed.
 - c. Corrugated, fiberglass sheet products.
 - d. Plywood siding.
- C. Minimum space dimension for building interiors that are ground-level and fronting on streets is 12-foot height and 20-foot depth.

20.92.080 Sign Design Standards.

A. Purpose

- Require signage that is both clear and of appropriate scale for the project.
- Enhance the visual qualities of signage through the use of complementary sizes, materials, and methods of illumination.
- Require signage that contributes to the character of Shoreline's Town Center.

B. Applicability

The sign standards herein shall supplement the provisions of SMC 20.50.540. Where there is a conflict, the provisions herein shall apply.

C. Permitted Illumination

1. Channel lettering or individual back-lit letters mounted on a wall, or individual letters placed on a raceway, where only light shines through the letters.
2. Opaque cabinet signs where light only shines through letter openings.
3. Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.
4. Neon signs
5. Externally lit signs

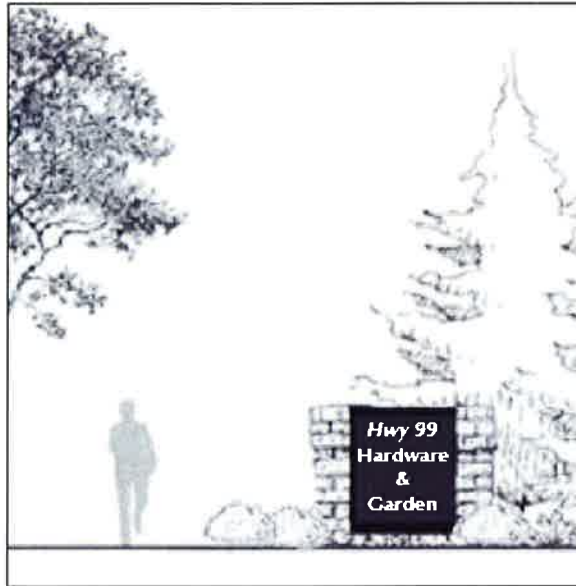


Individual backlit letters (left image), opaque signs where only the light shines through the letters (center image), and neon signs (right image).

D. Monument Signs

1. One sign is permitted per frontage, per property, regardless of the number of tenants. An additional monument sign is permitted on a property if the frontage length is greater than 250 feet and the signs are at least 150 feet apart.
2. Use materials and architectural design elements that are consistent with the architecture of the buildings.
3. Signs in Zone TC-3 when placed along Storefront Streets shall have a maximum height of 6 feet and a maximum area of 50 square feet per sign face.
4. Signs in zones TC-1 and TC-2 when placed along Boulevard Streets shall have a maximum height of 12 feet and a maximum area of 100 square feet per sign.
5. Signs may be placed up to the front property line if sight distancing and public safety standards are met.

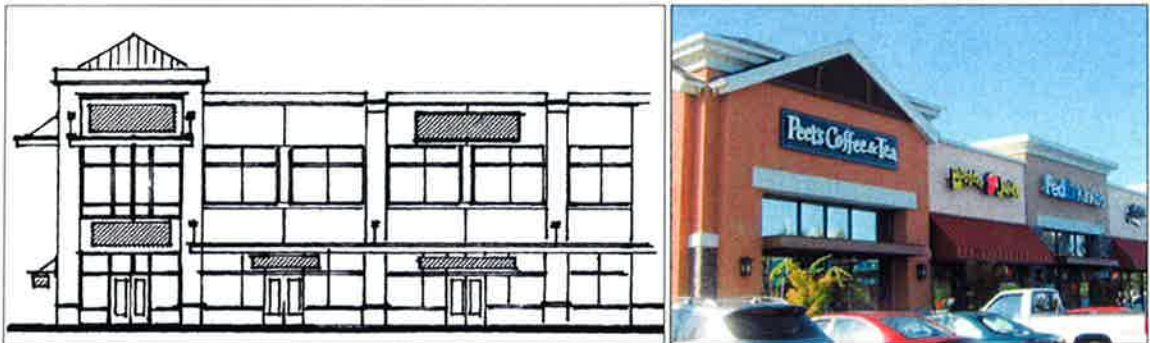
6. Signs shall be set back from the side property lines at least 20 feet.



Monument sign

E. Building Signs

1. Each tenant or commercial establishment is allowed one building sign - wall, projecting, marquee, awning, or banner sign per façade that face the adjacent streets or customer parking lot.
2. Building signs shall not cover windows, building trim, edges, or ornamentation.
3. Building signs may not extend above the parapet, soffit, the eave line, or on the roof of the building.
4. Each sign area shall not exceed 25 square feet for Zone TC -3 and 50 square feet for zones TC-1 and TC-2.
5. The sign frame shall be concealed or integrated into the building's form, color, and material.



Signs are centered on architectural features of the building

6. Projecting, banner, and marquee signs (above awnings) shall clear sidewalk by 9 feet and not project beyond the awning extension or 8 feet, whichever is less. These signs may project into public rights-of-way for storefront buildings, subject to City approval.



Projecting sign

F. Under-awning Signs

1. Not extend within 1-foot of the awning outer edge and the building façade;
2. Minimum clearance of 9 feet between the walkway and the bottom of the sign;
3. Not exceed 2 feet in height; and
4. One sign per business.

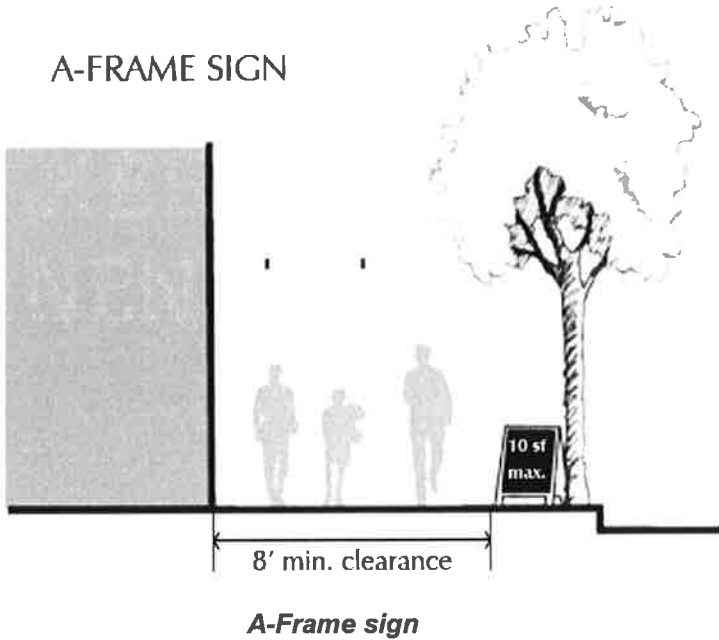
- G. Window signs are exempt from permits but cannot exceed 25 percent of the window area



Under-awning signs

H. A-Frame or Standing Signs

- 1. One sign per business;
- 2. Must be directly in front of the business;
- 3. Cannot be located within the 8-foot sidewalk clearance on designated Storefront Street and 5 feet on all other sidewalks and internal walkways;
- 4. Shall not be placed in landscaping, within 2 feet of the street curb where there is on-street parking, public walkways, or crosswalk ramps.
- 5. Shall not exceed 6 square feet per side; and
- 6. No lighting of signs is permitted.



I. Transition Overlay and Zone TC-4 Signs

All signs in the Transition Overlay and Zone TC-4 shall meet residential sign standards of SMC 20.50.540(B).

J. Prohibited signs

- 1. Pole signs.
- 2. Billboards.
- 3. Electronic changing message or flashing signs.
- 4. Backlit awnings used as signs.
- 5. Other signs set forth in SMC 20.50.550.

