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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3553

AN ORDINANCE defining the CBD Perimeter Design District; establishing special development standards and design guidelines for that District; amending Bellevue City Code (Land Use Code) 20.25A.010.A, 20.25A.040 and 20.25B.020; repealing Bellevue City Code (Land Use Code) 20.25A.020.A.2 and 20.25A.090; and adding new sections 20.25A.020.A.2 and 20.25A.090 to the Bellevue City Code (Land Use Code).

WHEREAS, the Bellevue City Council adopted Resolution 4329 on April 2, 1984 directing the Planning Department to initiate a study of existing Comprehensive Plan provisions and Land Use Code regulations concerning development in that portion of the Central Business District lying within 300 feet of the north, west or south boundaries thereof, and in the Second Tier Transition Area, to determine whether they adequately provide for transition between development in the Central Business District and the surrounding land use districts; and

WHEREAS, the Bellevue Planning Commission was designated by the City Council as the hearing body for that study; and

WHEREAS, in Resolution 4329 the Bellevue City Council identified thirteen questions relating to development and existing Land Use Code regulations in the area described above; and

WHEREAS, the Bellevue Planning Commission has undertaken this study and has determined that the same questions affect property beyond the study area, and has conducted study sessions, public meetings and public hearings thereon; and

WHEREAS, the Bellevue Planning Commission and the Bellevue City Council have determined that new regulations are necessary for the CBD perimeter area to protect and promote the public health, safety and welfare; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and with the Bellevue Environmental Procedures Ordinance; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Bellevue City Code (Land Use Code) 20.25A.010.A is amended to read as follows:

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20.25A.010 General:

A. Part 20.25A, Central Business District, contains information which applies to development and activity within a CBD Land Use District. Specific Sections apply to limited areas within the CBD Land Use Districts as follows:

1. Old Bellevue, Section 20.25A.070,
2. CBD - Office Limited Business, Section 20.25A.080,
3. Perimeter Design District, Section 20.25A.090,
4. Core Design District, Section 20.25A.100.

Section 2. Bellevue City Code (Land Use Code) 20.25A.020.A.2, Dimensional Requirements in CBD Districts, as set forth in Exhibit A, attached hereto, is hereby repealed.

Section 3. Chapter 20.25A of the Bellevue City Code (Land Use Code) is amended by the addition of a new section 20.25A.020.A.2, Dimensional Requirements in CBD Districts, as set forth in Exhibit B, attached hereto and by this reference incorporated herein.

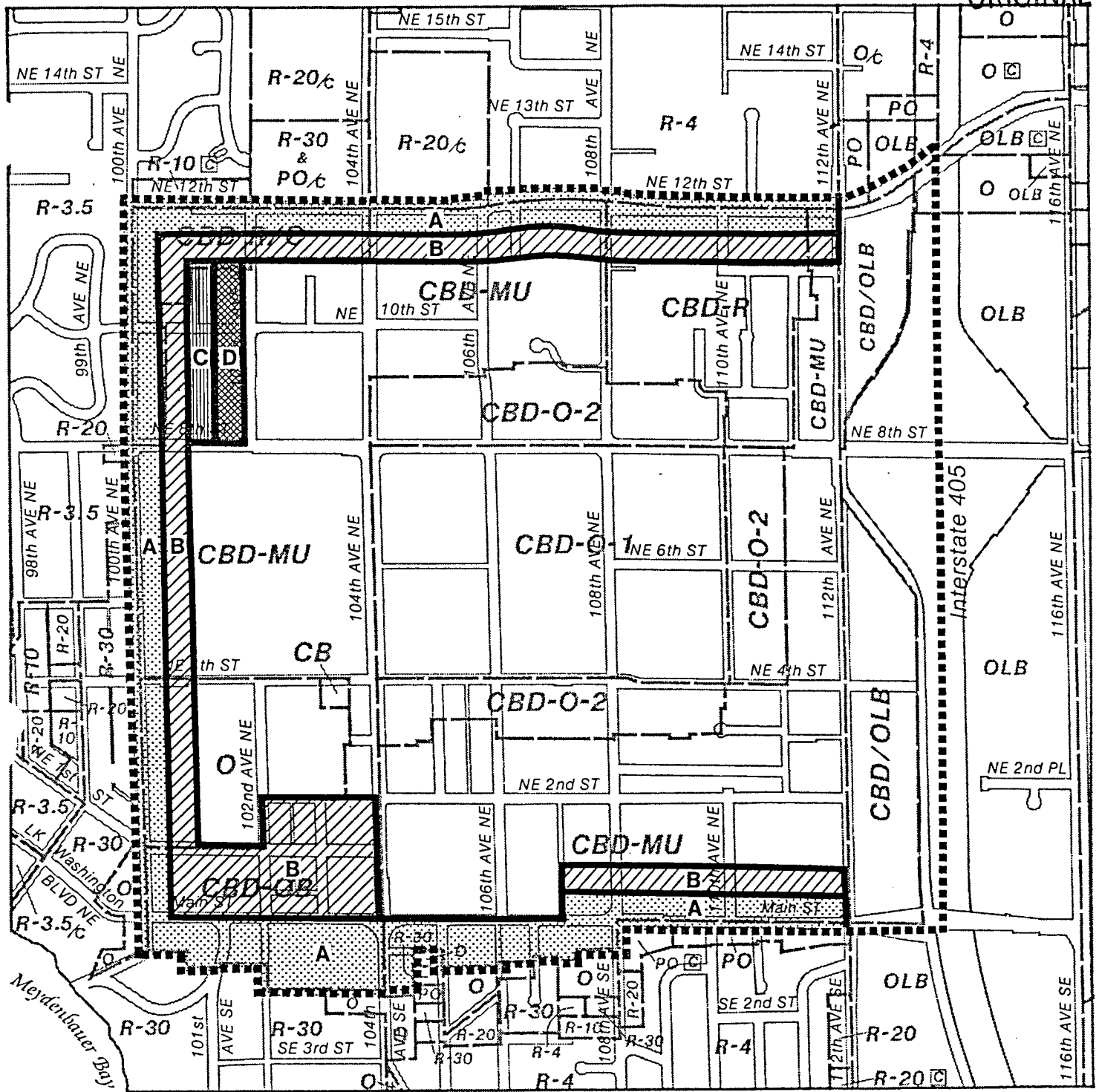
Section 4. Bellevue City Code (Land Use Code) 20.25A.040 Landscape Development Requirements is amended as set forth in Exhibit C, attached hereto and by this reference incorporated herein.

Section 5. Bellevue City Code (Land Use Code) 20.25A.090, as set forth in Exhibit D, attached hereto, is hereby repealed.

Section 6. Bellevue City Code (Land Use Code) 20.25A. is amended by the addition of a new section 20.25A.090 to read as follows:

20.25A.090 Perimeter Design District

- A. Definition of District: The Perimeter Design District is an area composed of four Subdistricts (A-D) as depicted on the following map. The Perimeter Design District includes areas within the boundary of the CBD as shown, whether or not said areas are within a CBD Land Use District.



SCALE IN FEET 0 400 800 1200

NORTH

Perimeter Design District

- | | |
|---|---|
|  Subdistrict A |  Subdistrict C |
|  Subdistrict B |  Subdistrict D |

The Perimeter Design District shall include the following property west of the centerline of 112th Avenue N.E. within the Central Business District as defined in LUC 20.50.014:

Subdistrict A: 1. All property south of the Main Street right of way, and

2. All property in the Main Street, 100th Avenue N.E. and N.E. 12th Street rights of way, and

3. All property measured 150' into the CBD from the internal edge of the Main Street, 100th Ave. N.E. and N.E. 12th Street rights of way respectively except that property south of N.E. 1st St. and lying between a line parallel to and 150' east of the east edge of the 100th Ave. N.E. right of way and the centerline of 107th Ave. N.E.

Subdistrict B: 1. All property measured 150' into the CBD from the internal edge of Subdistrict A except that property south of N.E. 1st St., if extended, lying between the centerline of 104th Avenue N.E. and the centerline of 107th Avenue N.E., and

2. All property north of the north edge of the Main St. right of way, east of the internal edge of Subdistrict A, south of the centerline of N.E. 2nd St. and west of the centerline of 104th Ave. N.E. except that property north of the centerline of N.E. 1st St., west of the centerline of 102nd Ave. N.E., south of the centerline of N.E. 2nd St., if extended, and east of a line parallel to and 300' east of the east edge of the 100th Ave. N.E. right of way.

Subdistrict C: All property north of the north edge of the N.E. 8th Street right of way between Subdistrict B and a line parallel to and 150' east of the east edge of Subdistrict B.

Subdistrict D: All property north of the north edge of the N.E. 8th Street right of way south, of the internal edge of Subdistrict B, east of Subdistrict C and west of the west edge of the 102nd Avenue N.E. right of way.

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- B. Purpose: The purpose of the Perimeter Design District is to establish a stable development program for the perimeter between the CBD and adjacent residential neighborhoods. The program helps secure the future of both areas.
- C. All Development Subject to Design Review: All development within the Perimeter Design District must be reviewed by the Director of the Department of Design and Development using the Design Review Process, Part 20.30F.
- D. Review Criteria: The Director of the Department of Design and Development shall use the CBD Design Review Criteria, Section 20.25A.110; the Design Guidelines: Building/Sidewalk Relationships, Section 20.25A.115; and the provisions of this Section in reviewing an application for development in the Perimeter Design District.
- E. Development Standards:
 - 1. Limitation on Modification: Notwithstanding any other provision of the Land Use Code, the Development Standards contained in this Paragraph E may not be modified.
 - 2. Perimeter Design District in non-CBD Districts: Development requirements for O districts are set forth in Section 20.20.010. If there is any difference between the requirements of that section and the requirements of Section 20.25A.090, the most restrictive requirements shall apply.

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3. Perimeter Design District Dimensional Requirements:

Perimeter Subdistrict	Building Type(5)	Minimum Setback from the CBD Boundary (1) (4)		Maximum Lot Coverage	Building Height		Floor Area Ratio	
					Basic	Maximum (2)	Basic	Maximum (3)
Subdis- trict A	Nonresidential	20'	75%	30'	40'	.5	1.0 in CBD/MU	
							1.0 in CBD-OB	
	Residential Parking	20' 20'	75% 75%	30' 30'	55' 40'	2.0 N/A	.5 in CBD-R	3.5
								N/A
Subdis- trict B	Nonresidential	N/A	75%	30'	65'	.5	1.5 in CBD-MU	
							1.0 in CBD-OB	
	Residential Parking	N/A N/A	75% 75%	45' 40'	90' 40'	2.0 N/A	.5 in CBD-R	5.0
								N/A
Subdis- trict C	Nonresidential	N/A	75%	45'	90'	.5	2.0	
	Residential Parking	N/A N/A	75% 75%	50' 40'	120' 40'	2.0 N/A	5.0	
							N/A	
Subdis- trict D	Nonresidential	N/A	75%	50'	100'	.5	2.5	
	Residential	N/A	75%	60'	135'	2.0	5.0	
	Parking	N/A	75%	40'	40'	N/A	N/A	

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Notes: Perimeter Design District Dimensional Requirements

- (1) Measured from inside edge of required perimeter sidewalk, if applicable. If street trees are planted on the property side of an existing sidewalk as provided for in Section 20.25A.060, 4' is added to the required setback.
- (2) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the higher height limit applies and there is no restriction on the location of uses within the structure.
- (3) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the permitted FAR for the structure may not exceed the highest individual FAR permitted for the uses proposed, and in no case may an individual use within that structure exceed the maximum FAR permitted for that use.
- (4) See Section 20.25A.020.B for exceptions to minimum setback requirements.
- (5) Hotels and motels shall be considered as non-residential structures.

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4. FAR Exemption: The following uses are excluded from the gross building area for the purpose of calculating floor area ratio (FAR):
- a. Hardware (Retail)
 - b. Food (Retail)
 - c. Drugstores
 - d. Personal Services
 - e. Education
 - f. Universities and Colleges
 - g. Charitable and Social Service Organizations
 - h. Religious Activities
 - i. Library/Museum
 - j. Art Gallery

Nothing in this paragraph amends the uses permitted in a Land Use District as displayed in Chart 20.10.440 - Uses in Land Use Districts.

5. Landscape Development

- a. General: The standards of this Paragraph supplement other landscape requirements of Part 20.25A and Section 20.20.520 for development in the Perimeter Design District.
- b. Linear Buffers:
 - i. General: Any development situated within Perimeter Design District - Subdistrict A shall provide a "linear buffer" within the minimum setback adjacent to the CBD Boundary required by Paragraph 20.25A.090.E.1. The purpose of this feature is to produce a green buffer that will soften the visual impact of the relatively larger buildings. These design standards are minimum requirements for the size and quantity of trees, shrubs and other "linear buffer" elements. The specific design of the "linear buffer" for each project site will be determined through the Design Review process. Design considerations include but are not limited to the placement of elements and their relationship to adjacent property as well as to the proposed development. Different sets of design standards apply to each of the locational conditions.
 - ii. Where the CBD boundary falls within the Main Street, 100th Avenue N.E. or N.E. 12th Street

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right-of-way, the minimum setback from the CBD boundary shall be landscaped according to the basic requirements and either Alternative A or B of the supplemental requirement.

- (1) Basic Requirements (applicable in all cases):
 - (a) Must have a minimum width of 20 feet.
 - (b) Must abut and be within 3 feet in elevation of a sidewalk, so as to be visually and physically accessible.
 - (c) Must provide at least one sitting space for each 200 square feet of the perimeter setback area.
 - (d) May not be used for parking; vehicular access drives shall be kept to a minimum,
 - (e) Must be readily accessible to the public at all times.
 - (f) Must include seasonal color in an amount of at least 10% of the perimeter setback area.
- (2) Supplemental Requirements:
 - (a) Alternative A
 - (i) Three deciduous trees, with a minimum caliper of 3", per each 1,000 square feet of the perimeter setback area, and
 - (ii) Two flowering trees, with a minimum caliper of 2", per each 1,000 square feet of perimeter setback area, and
 - (iii) Ten evergreen shrubs, minimum 5 gallon size, per 1,000 square feet of the perimeter setback area

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- (iv) Any paved surfaces shall be no more than 10% of the perimeter setback area
- (v) Planting area must either be raised or sloped. If raised, the planting area shall be surrounded by a wall with a minimum height of 18" and a maximum height of 24" to allow for sitting

(b) Alternative B

- (i) Three deciduous trees, with a minimum caliper of 3", per each 1,000 square feet of the perimeter setback area, and
- (ii) Lawn or ground cover on at least 25% of the perimeter setback area
- (iii) Any paved surfaces shall be no more than 75% of the perimeter setback area
- (iv) Paved areas shall use brick, stone or tile in a pattern and texture that is level and slip-resistant
- (v) Opportunities for pedestrian flow from the sidewalk shall be frequent and direct. Changes in grade between the linear buffer and sidewalk shall be accommodated by steps or terraces, rather than walls.

iii. Minimum Setback from the CBD boundary where property outside the CBD other than right-of-way described in Paragraph b.ii directly abuts the boundary line:

- (1) The entire setback (20') shall be planted. No portion may be paved except for vehicular entrance drives and required midblock pedestrian connections.

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- (2) The setback must incorporate a berm having a minimum height of 3-1/2 feet.
- (3) The setback must be planted with:
 - (a) evergreen and deciduous trees, with no more than 30% deciduous, a minimum of 10 feet in height, at intervals no greater than 20 feet on center, and
 - (b) evergreen shrubs, a minimum of 2 gallon in size, at a spacing of 3 feet on center, and
 - (c) lawn or ground cover.
- c. Street Trees: Street trees required by Section 20.25A.050.C along Main Street, 100th Avenue N.E. or N.E. 12th Street must be at least 4" in caliper, measured 6" above finished grade.
- 6. Special Design Standards: The following design standards apply to all development within the Perimeter Design District:
 - a. Upper Level Setback: Each building facade facing a street must incorporate a 15 foot deep setback in that facade at a height no more than 40' above average finished grade.
 - b. Lighting: Lighting fixtures shall incorporate cutoff shields to minimize offsite impacts.
 - c. Signs: Signs within the Perimeter Design District must comply with the requirements of Section 22B.10.060 (Bellevue Sign Code).
 - d. Traffic Mitigation:
 - i. The Director of the Department of Design and Development and the Director of Public Works may require mitigation measures relating to traffic impacts resulting from the project in the Perimeter Design District. Mitigation measures may include, but are not limited to, traffic diverters in adjacent neighborhood area, installation of medians, installation of left turn barriers or neighborhood street parking enforcement.

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- ii. The City may require the property owner to participate in the funding of mitigation measures required as a result of traffic impacts associated with development on the property.

F. Design Guidelines:

1. Development projects should include a mid-block street, where feasible, to provide more convenient circulation within the perimeter of the CBD and to promote development with a human scale.
2. Buildings should incorporate interior arcades, open courtyards, enclosed plazas or combinations thereof which offer mid-block pedestrian connections between (perpendicular and/or parallel) streets.
3. Buildings should be clad with materials which minimize reflected light. Overhangs, awnings, sunscreens and other devices should be considered in order to minimize conditions of glare.
4. Building facades should be divided into increments through the use of bay windows, offsets, angled facets, recesses and other architectural features which serve to break down the scale.
5. Rooftops should incorporate features such as pitched or sloped forms, terraces, perimeter planting to soften an otherwise rectilinear profile.
6. Surface parking should be concealed from street level views by berms, hedges, walls or combinations thereof.
7. Special attention should be given to the provision of elements at or near the ground level such as awnings, recessed entries, water features, address signs, seasonal flower beds, seating, pedestrian oriented uses and display kiosks.

Section 7. Bellevue City Code (Land Use Code) 20.25B.020 is amended to read as follows:

20.25B.020 Definitions:

- A. Single Family District: For purposes of this Part, a Single Family District is --

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1. A Land Use District designated as G, OU, R-1.8, R-2.5, R-3.5, R-4 or R-5 on the official zoning map, or
 2. A Land Use District outside of the City boundaries which permits no more than five dwelling units per acre, and which is classified as a residential district.
- B. Multifamily District: For purposes of this Part, a Multifamily District is --
1. A Land Use District designated as R-10, R-15, R-20 or R-30 on the official zoning map, or
 2. A Land Use District outside of the City boundaries which permits more than five dwelling units per acre, and which is classified as a residential district.
- C. Transition Area to Single Family District: Subject to paragraph 20.25B.020.E of this Part, a Transition Area to a Single Family District is any property located with 300 feet of a Single Family District, and designated on the official zoning map as --
1. R-10, R-15, R-20, R-30 (Urban Residential),
 2. PO (Professional Office),
 3. O (Office),
 4. OLB (Office/Limited Business),
 5. LI (Light Industry),
 6. GC (General Commercial),
 7. NB (Neighborhood Business), or
 8. CB (Community Business).
- D. Transition Area to Multifamily District: Subject to Paragraph 20.25B.020.E of this Part, a Transition Area to a Multifamily District is any property located within 150 feet of a Multifamily District, and designated on the official zoning map as --
1. PO (Professional Office),
 2. O (Office),
 3. OLB (Office/Limited Business),
 4. LI (Light Industry),
 5. GC (General Commercial),
 6. NB (Neighborhood Business), or
 7. CB (Community Business).
- E. Limitations:
1. Where a Transition Area abuts a portion of the I-90, I-405

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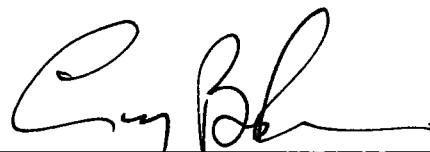
or SR-520 right-of-way which is classified as a single family or multifamily district, the City shall include that right-of-way as part of the required width of the Transition Area.

2. No Transition Area exists within any CBD Land Use District or within the boundary of the CBD.

Section 8. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 7th day of October, 1985, and signed in authentication of its passage this 7th day of October, 1985.

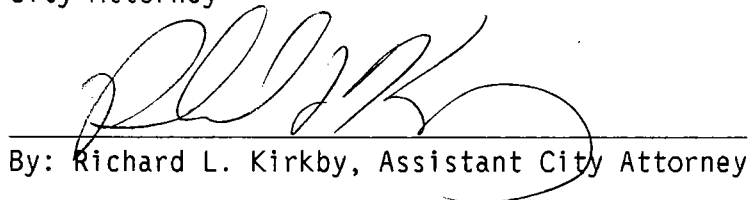
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Cary E. Bozeman, Mayor

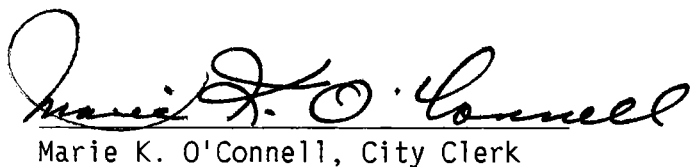
Approved as to form:

Richard L. Andrews
City Attorney



By: Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published October 12, 1985

DIMENSIONAL REQUIREMENTS IN CBD DISTRICTS

LAND USE DISTRICT	BUILDING TYPE	MINIMUM SETBACK: (3) (9)			MINIMUM LOT AREA	MINIMUM LOT DIMENSION	MAXIMUM BUILDING FLR AREA PER FLR ABOVE 40' (5)(12)	MAXIMUM LOT COVERAGE	BUILDING HEIGHT (6)(11)		FLOOR AREA RATIO (8) (17)	
		FRONT(1) (16)	REAR	SIDE					BASIC	MAXIMUM	BASIC	MAXIMUM
CBD-O-1	NON-RESIDENTIAL	0 (2)	0	0	None	None	20,000gsf	100%	200'	300' (14)	5.0	8.0 (13)
	RESIDENTIAL	0 (2)	0	0	None	None	12,000gsf	100%	200' (15)	None (15)	5.0 (15)	None (15)
	PARKING	0 (2)	0	0	None	None	20,000gsf	100%	100'	100'	N/A	N/A
CBD-O-2	NON-RESIDENTIAL	0 (2)	0	0	None	None	20,000gsf	100%	150'	250'	4.0	6.0
	RESIDENTIAL	0 (2)	0	0	None	None	12,000gsf	100%	150' (15)	250' (15)	4.0 (15)	6.0 (15)
	PARKING	0 (2)	0	0	None	None	20,000gsf	100%	100'	100'	N/A	N/A
CBD-MU	NON-RESIDENTIAL	0	0	0	None	None	20,000gsf	75%	60'	100' (14)	0.5	3.0 (13)
	RESIDENTIAL	0	0	0	None	None	12,000gsf	75%	150' (15)	200' (14)	2.0 (15)	5.0 (13)
	PARKING	0	0	0	None	None	20,000gsf	75%	60'	60' (15)	N/A	N/A (15)
CBD-R	NON-RESIDENTIAL	0	0	0	3,000 sf	(20' Lot Frontage	12,000gsf	75%	60'	60'	0.5	0.5
	RESIDENTIAL	0	0	0		(75' Lot Depth	12,000gsf	75%	150' (15)	200' (15)	2.0 (15)	5.0 (15)
	PARKING	0	10'	5'		N/A	N/A	N/A	40'	40'	N/A	N/A
CBD-OB	NON-RESIDENTIAL	0 (4)	0	0	None	None	12,000gsf	100%	60' (7)	100' (7)	0.5	1.0
	RESIDENTIAL	0 (4)	0	0	None	None	12,000gsf	75%	150' (7)	200' (7)	2.0 (15)	5.0 (15)
	PARKING	0	10'	5'	None	None	N/A	75%	40' (7)	40' (7)	N/A	N/A
CBD-OLB	NON-RESIDENTIAL	50'	50'	30'	2Acres	200'	20,000gsf	35%	45'	75'	0.5	3.0
	RESIDENTIAL	50'	50'	30'	2Acres		12,000gsf	75%	N/A	N/A	N/A	N/A
	PARKING	50'	50'	30'	2Acres		20,000gsf	75%	45'	45'	N/A	N/A

gsf=GROSS SQUARE FEET

EXHIBIT A 1 of 2

ORIGINAL

NOTES: Dimensional Requirements in CBD Districts

- (1) Measured from inside edge of the required perimeter sidewalk. If street trees are planted on the property side of an existing sidewalk as provided for in Section 20.25A.060, 4' is added to the required setback.
- (2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.
- (3) Minimum setbacks are subject to required landscape development. See Section 20.25A.040.
- (4) The maximum setback from Main Street in the CBD-OB District is 0'.
- (5) Applicable only to building floors _____ 40' in height measured from the average finished grade around the building. Building floor area for floors above 40' may be averaged. The maximum building floor area may be increased by not more than 10% through the Administrative Design Review Process (20.30.475) if the applicant demonstrates that the increase is necessary for reasonable development of the building, and will not have a significant adverse effect on other properties. Each square foot of floor area above the maximum requires a proportionate square footage of amenity in conformance with Section 20.25A.030.C, however, the amenity area provided under this requirement may not be used to exceed the basic floor area ratio. For the purposes of this Note, hotels and motels shall be considered as nonresidential structures.
- (6) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the higher height limit applies and there is no restriction on the location of uses within the structure. The maximum height identified in this chart may be increased by no more than 10% or 15 feet, whichever is greater, through the Administrative Design Review process (20.30.475) if the applicant demonstrates that the increase is necessary for reasonable development of the structure, and will not have a significant adverse effect on other properties.
- (7) Within 45 feet of the centerline of Main Street, the maximum structure height is 35 feet above average finished grade.
- (8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (Section 20.25A.030). If residential and nonresidential uses occur in one structure, the permitted FAR for the structure may not exceed the highest individual FAR permitted for the uses proposed, and in no case may an individual use within that structure exceed the maximum FAR permitted for that use.
- (9) See Section 20.25A.020.B for exceptions to the minimum setback requirements.
- (10) See Section 20.25A.020.C for amenity requirements regarding the provision of basic floor area.
- (11) Maximum building height is more limited in the Transition Area.
- (12) In a mixed use building, this requirement will be applied on an individual building floor basis. If uses are mixed on one floor, the maximum floor size will reflect the ratio of those uses.
- (13) The maximum Floor Area Ratio may be exceeded if the Major Pedestrian Corridor is constructed as required by Section 20.25A.100.E.1. The maximum Floor Area Ratio may only be exceeded by the amount provided for under the Major Pedestrian Corridor amenity bonus, Section 20.25A.030.C.16.
- (14) The maximum building height may be exceeded if the Major Pedestrian Corridor is constructed as required by Section 20.25A.100.E.1 and only to the extent required to accommodate the additional Floor Area Ratio provided for under Section 20.25A.030.C.16.
- (15) Notwithstanding the provisions of Note (5), hotels and motels shall be considered as residential structures.
- (16) If the subject property abuts a street classified pursuant to Paragraph 20.25A.115, the maximum setback is 0' unless otherwise approved by the Planning Director.
- (17) Floor area devoted to retail uses in fulfillment of the requirements of Section 20.25A.115 will not be counted for the purpose of calculating FAR.

DIMENSIONAL REQUIREMENTS IN CBD DISTRICTS

LAND USE DISTRICT	BUILDING TYPE	MINIMUM SETBACK: (3) (9)			MINIMUM LOT AREA	MINIMUM LOT DIMENSION	MAXIMUM BUILDING FLR AREA PER FLR ABOVE 40' (5)(11)	MAXIMUM LOT COVERAGE	BUILDING HEIGHT (6)		FLOOR AREA RATIO (8) (16)	
		FRONT (1) (15)	REAR (2)	SIDE (4)					BASIC	MAXIMUM	BASIC (10)	MAXIMUM (14)
CBD-O-1	NON-RESIDENTIAL	0 (2)	0	0	None	None	20,000gsf	100%	200'	300' (13)	5.0	8.0 (12)
	RESIDENTIAL	0 (2)	0	0	None	None	12,000gsf	100%	200' (14)	None (14)	5.0 (14)	None (14)
	PARKING	0 (2)	0	0	None	None	20,000gsf	100%	100'	100'	N/A	N/A
CBD-O-2	NON-RESIDENTIAL	0 (2)	0	0	None	None	20,000gsf	100%	150'	250'	4.0	6.0
	RESIDENTIAL	0 (2)	0	0	None	None	12,000gsf	100%	150' (14)	250' (14)	4.0 (14)	6.0 (14)
	PARKING	0 (2)	0	0	None	None	20,000gsf	100%	100'	100'	N/A	N/A
CBD-MU	NON-RESIDENTIAL	0	0	0	None	None	20,000gsf	75%	60'	100' (13)	0.5	3.0 (12)
	RESIDENTIAL	0	0	0	None	None	12,000gsf	75%	150' (14)	200' (13)	2.0 (14)	5.0 (12)
	PARKING	0	0	0	None	None	20,000gsf	75%	60'	60' (14)	N/A	N/A (14)
CBD-R	NON-RESIDENTIAL	0	0	0		(20' Lot Frontage)	12,000gsf	75%	60'	60'	0.5	0.5
	RESIDENTIAL	0	0	0	3,000 sf	(75' Lot Depth)	12,000gsf	75%	150' (14)	200' (14)	2.0 (14)	5.0 (14)
	PARKING	0	10'	5'	N/A	N/A	N/A	N/A	40'	40'	N/A	N/A
CBD-OB	NON-RESIDENTIAL	0 (4)	0	0	None	None	12,000gsf	100%	60' (7)	100' (7)	0.5	1.0
	RESIDENTIAL	0 (4)	0	0	None	None	12,000gsf	75%	150' (7)	200' (7)	2.0 (14)	5.0 (14)
	PARKING	0	10'	5'	None	None	N/A	75%	40' (7)	40' (7)	N/A	N/A
CBD-OLB	NON-RESIDENTIAL	50'	50'	30'	2Acres	200'	20,000gsf	35%	45'	75'	0.5	3.0
	RESIDENTIAL	50'	50'	30'	2Acres		12,000gsf	75%	N/A	N/A	N/A	N/A
	PARKING	50'	50'	30'	2Acres		20,000gsf	75%	45'	45'	N/A	N/A

gsf=GROSS SQUARE FEET



These dimensions are different for property located in the Perimeter Design District. If your property is within 1200' of the north, south or west boundary of the CBD, you may be in this District. See Sec. 20.25A.090.

CHART 20.25A.020.A.2

NOTES: Dimensional Requirements in CBD Districts

ORIGINAL

- (1) Measured from inside edge of the required perimeter sidewalk. If street trees are planted on the property side of an existing sidewalk as provided for in Part 20.25A.060, 4' is added to the required setback.
- (2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.
- (3) Minimum setbacks are subject to required landscape development. See Part 20.25A.040.
- (4) The maximum setback from Main Street in the CBD-0B District is 0'.
- (5) Applicable only to building floors above 40' in height measured from the average finished grade around the building. Building floor area for floors above 40' may be averaged. The maximum building floor area may be increased by not more than 10% through the Administrative Review Process (20.35.200) if the applicant demonstrates that the increase is necessary for reasonable development of the building, and will not have a significant adverse effect on other properties. Each square foot of floor area above the maximum requires a proportionate square footage of amenity in conformance with Section 20.25A.030.C, however, the amenity area provided under this requirement may not be used to exceed the basic floor area ratio. For the purposes of this Note, hotels and motels shall be considered as nonresidential structures.
- (6) The maximum building height may only be achieved by participation in the FAR Amenity Incentive System (Part 20.25A.030). If residential and nonresidential uses occur in one structure, the higher height limit applies and there is no restriction on the location of uses within the structure. The maximum height identified in this chart may be increased by no more than 10% or 15 feet, whichever is greater, through the Administrative Review process (20.35.200) if the applicant demonstrates that the increase is necessary for reasonable development of the structure, and will not have a significant adverse effect on other properties.
- (7) Within 45 feet of the centerline of Main Street, the maximum structure height is 35 feet above average finished grade.
- (8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System (Part 20.25A.030). If residential and nonresidential uses occur in one structure, the permitted FAR for the structure may not exceed the highest individual FAR permitted for the uses proposed, and in no case may an individual use within that structure exceed the maximum FAR permitted for that use.
- (9) See Section 20.25A.020.B for exceptions to the minimum setback requirements.
- (10) See Section 20.25A.020.C for amenity requirements regarding the provision of basic floor area.
- (11) In a mixed use building, this requirement will be applied on an individual building floor basis. If uses are mixed on one floor, the maximum floor size will reflect the ratio of those uses.
- (12) The maximum Floor Area Ratio may be exceeded if the Major Pedestrian Corridor is constructed as required by Section 20.25A.100.E.1. The maximum Floor Area Ratio may only be exceeded by the amount provided for under the Major Pedestrian Corridor amenity bonus, Section 20.25A.030.C.16.
- (13) The maximum building height may be exceeded if the Major Pedestrian Corridor is constructed as required by Section 20.25A.100.E.1 and only to the extent required to accommodate the additional Floor Area Ratio provided for under Section 20.25A.030.C.16.
- (14) Notwithstanding the provisions of Note (5), hotels and motels shall be considered as residential structures.
- (15) If the subject property abuts a street classified pursuant to Part 20.25A.114, the maximum setback is 0' unless otherwise approved by the Director of Design and Development.
- (16) Floor area devoted to retail uses in fulfillment of the requirements of Part 20.25A.115 will not be counted for the purpose of calculating FAR.

ORIGINAL

SECTION 20.25A.040

LANDSCAPE DEVELOPMENT REQUIREMENTS

Land Use District in which the Subject Property is Located	Location on Site		
	Street Frontage	Rear Yard (((2)))	Side Yard (((2)))
CBD-0-1	8' Type III (1)	None Required	None Required
CBD-0-2	8' Type III (1)	None Required	None Required
CBD-MU Sec. 20.25A.090 for Perimeter Design District standards	8' Type III (1)	If buffering a surface vehicular access or parking area - 5' Type III If buffering a parking structure - 5' Type II	If buffering a surface vehicular access or parking area - 5' Type III If buffering a parking structure - 5' Type II
CBD-R Sec. 20.25A.090 for Perimeter Design District standards	8' Type III (1)	If buffering a surface vehicular access or parking area - 5' Type III If buffering a parking structure - 5' Type II	If buffering a surface vehicular access or parking area - 5' Type III If buffering a parking structure - 5' Type II
CBD-OB Sec. 20.25A.090 for Perimeter Design District standards	8' Type III (1)	None Required	None Required
CBD-OLB	10' Type III	5' Type II	5' Type II

(1) No landscape development is required if Pedestrian Oriented Frontage, a plaza, a marquee, an awning or an arcade directly abuts the walkway or sidewalk. Additionally, no street frontage landscape development is required if the project is subject to Design Guidelines: Building/Sidewalk Relationships.

~~((2) If located in a Transition Area to Single Family and directly abutting Single Family, Type II, 25'; if located in a Transition Area to Multifamily and directly abutting Multifamily, Type III, 10'.))~~

* 20.25A.090 Transition Areas:

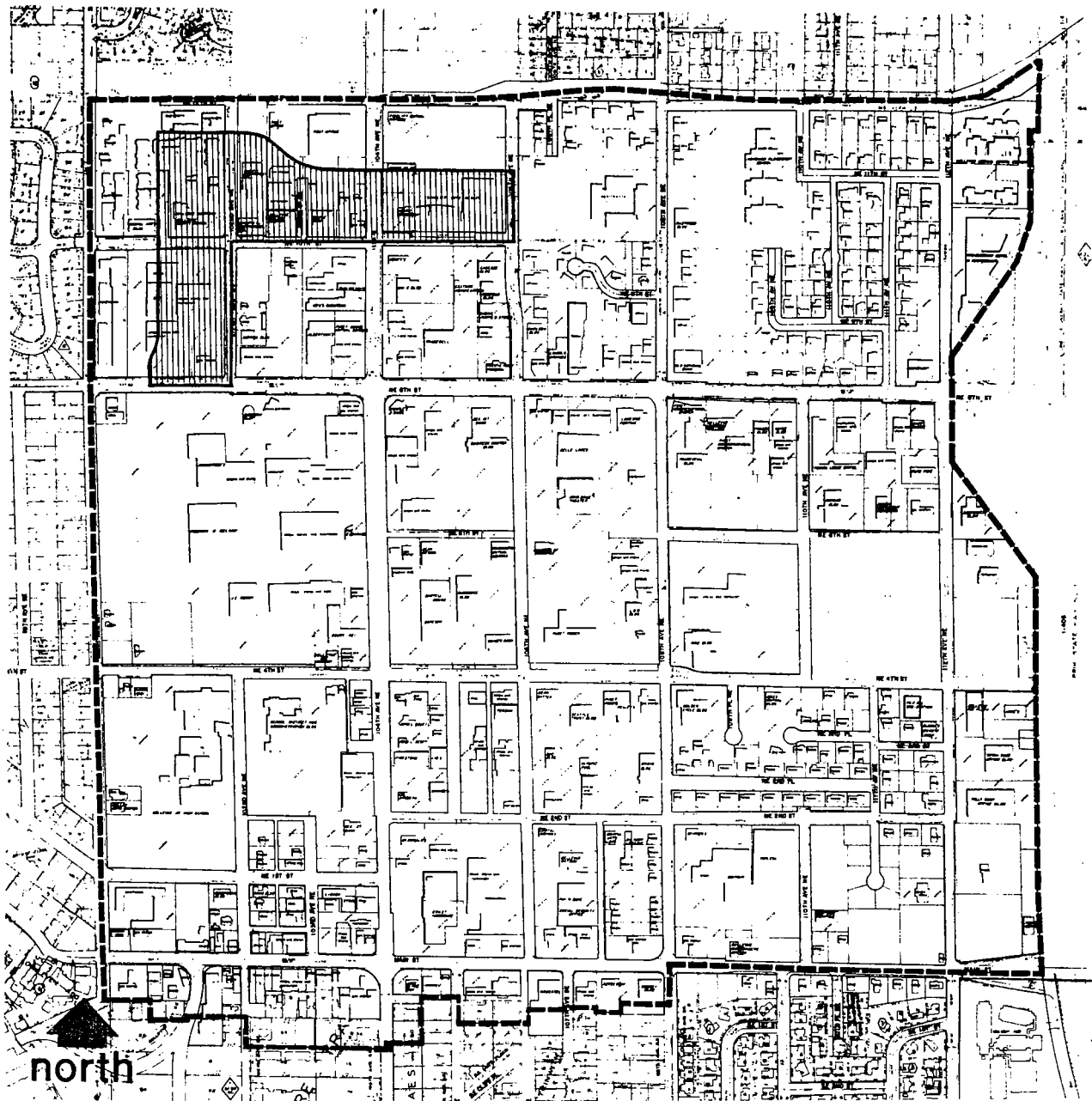
A. Transition Area - General: In addition to the requirements of Part 20.25B, within a Transition Area to a Multifamily District north of Main Street, the maximum building height is --

1. 100' for a residential structure, and
2. 60' for a nonresidential structure.

B. Second-Tier Transition Area:

1. General: A Second Tier Transition Area is established in the CBD with boundaries as indicated on the following map:

SECTION 20.25A.090

**Legend****SECOND-TIER TRANSITION AREA****CENTRAL BUSINESS DISTRICT BOUNDARY**

ORDINANCE 2952A-2/23/81-SECTION 1

EXHIBIT D 3 of 3

2. Special Requirements: The following requirements apply within said Transition Area:
 - a. Building Height: The maximum building height is 60 ft. for nonresidential structures and 170 ft. for residential structures.
 - b. Floor Area: The maximum building floor area for all nonresidential floors above 40 ft. is 10,000 sq. ft. and for all residential floors above 40 ft. is 8,000 sq. ft.
 - c. Floor Area Ratio: The maximum floor area ratio for all nonresidential structures in said Transition Area is 2.
 - d. Modification: The Second Tier Transition Area requirements may be modified subject to the criteria of Paragraph 20.25B.040 through the Administrative Design Review Process (20.30.475).