

4-2-120A

<b>DEVELOPMENT STANDARDS FOR COMMERCIAL ZONING DESIGNATIONS</b>			
	<b>CN</b>	<b>CV</b>	<b>CA</b>
<b>LOT DIMENSIONS</b>			
<b>Minimum Lot Size</b> <i>for lots created after Nov. 10, 2004</i>			None, except: 1,200 sq. ft. in the Sunset, NE Fourth, and Puget Business Districts. See maps in RMC <a href="#">4-3-040</a> .
<b>Minimum Lot Width/Depth</b> <i>for lots created after Nov. 10, 2004</i>	None	None	None
<b>LOT COVERAGE</b>			
<b>Maximum Lot Coverage for Buildings</b>	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.	65% of total lot area or 75% if parking is provided within the building or within an on-site parking garage.
<b>DENSITY (Net Density in Dwelling Units per Net Acre)</b>			
<b>Minimum Net Residential Density</b> <sup>9</sup>			None, except in the <a href="#">NE Fourth, Puget, Rainier, and Sunset</a> <del>Sunset, NE Fourth, and Puget</del> Business Districts (see maps in RMC <a href="#">4-3-040</a> ): 10 dwelling units per net acre.
<b>Maximum Net Residential Density</b> <sup>9</sup>			20 dwelling units per net acre, <del>except 60 dwelling units per acre</del> within the <a href="#">NE Fourth, Puget, Rainier, and Sunset</a> <del>Sunset, NE Fourth, and Puget</del> Business Districts, <del>it shall be 60 dwelling units per acre for for development buildings</del> with mixed commercial and residential use in the same building. <del>The 60 dwelling units per acre only applies to the parcel and/or parcels that contain the mixed use building.</del> See maps in RMC <a href="#">4-3-040</a> .
<b>SETBACKS</b>			
<b>Minimum Front Yard</b> <sup>18</sup>	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.

	the reduced setback.	the reduced setback.	
<b>Maximum Front Yard<sup>18</sup></b>			None, except 15 ft. in the Rainier Avenue, Sunset, NE Fourth and Puget Business Districts. See maps and standards in RMC <a href="#">4-3-040</a> .
<b>Minimum Side Yard Along a Street<sup>18</sup></b>	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.	10 ft. The minimum setback may be reduced to 0 ft. through the site plan development review process provided blank walls are not located within the reduced setback.
<b>Minimum Freeway Frontage Setback</b>	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.	10 ft. landscaped setback from the property line.
<b>Minimum Rear Yard<sup>18</sup></b>	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
<b>Minimum Side Yard<sup>18</sup></b>	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.	None, except 15 ft. if lot abuts or is adjacent to a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM-F.
<b>Clear Vision Area</b>	<b>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a>.</b>	<b>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a>.</b>	<b>In no case shall a structure over 42 in. in height intrude into the 20 ft. clear vision area defined in RMC <a href="#">4-11-030</a>.</b>
<b>BUILDING LIMITATIONS</b>			
<b>Maximum Gross Floor Area of Any Single Commercial Use on a Site</b>			None, except: a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. Restrictions do not apply to uses subject to net density limitations and grocery stores (see

			maps in RMC <a href="#">4-3-040</a> ).
<b>Maximum Gross Floor Area of Any Single Office Use on a Site<sup>2,9</sup></b>			None, except: a. In the NE Fourth Business District: 65,000 gross sq. ft. b. In the Puget and Sunset Business Districts: 35,000 sq. ft. The total gross square footage of these uses shall not exceed 50% of the gross square footage of the site. <sup>2,9</sup> These restrictions do not apply to residential uses, which are subject to net density limitations. (See maps in RMC <a href="#">4-3-040</a> .)
<b>Building Orientation</b>	All commercial uses shall have their primary entrance and shop display window oriented toward the street frontage.		N/A except in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset, and NE Fourth Business Districts</del> . See RMC <a href="#">4-3-040</a> for standards.
<b>LANDSCAPING</b>			
<b>Minimum On-site Landscape Width Required Along the Street Frontage</b>			10 ft., except where reduced through the site plan development review process. There are additional landscaping standards for pedestrian connections in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset, and NE Fourth Business Districts</del> . See maps and standards at RMC <a href="#">4-3-040</a> .
<b>Minimum On-site Landscape Width Along the Street Frontage Required When a Commercial Lot is <i>Adjacent</i><sup>8</sup> to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM</b>			15 ft. wide sight-obscuring landscape strip. <sup>3,5</sup> If the street is a designated principal arterial, <sup>1</sup> non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site plan development review process. There are additional landscaping standards for pedestrian connections in the <a href="#">NE Fourth, Puget, Rainier, and Sunset Business Districts</a> <del>Puget, Sunset, and NE Fourth Business Districts</del> . See maps and standards at RMC <a href="#">4-3-040</a> .
<b>Minimum Landscape Width Required When a Commercial Lot</b>			15 ft. wide landscaped visual barrier consistent with the definitions in RMC <a href="#">4-11-120</a> . A 10 ft.

<p><b>is <i>Abutting</i><sup>7</sup> to Property Zoned Residential, RC, R-1, R-4, R-8, R-10, R-14, or RM</b></p>			<p>sight-obscuring landscape strip may be allowed through the site plan development review process. There are additional landscaping standards for pedestrian connections in the <del>NE Fourth, Puget, Rainier, and Sunset Business Districts</del> <del>Puget, Sunset, and NE Fourth Business Districts</del>. See maps and standards at RMC <a href="#">4-3-040</a>.<sup>3,4</sup></p>
<b>HEIGHT</b>			
<p><b>Maximum Building Height,</b><sup>14,16</sup> except for Public uses with a “Public Suffix” (P) designation<sup>20</sup></p>			<p>50 ft., except 35 ft. for residential use only buildings in the Sunset and NE Fourth Business Districts. See maps in RMC <a href="#">4-3-040</a>. Heights may exceed the maximum height with a Conditional Use Permit.<sup>16</sup> In no case shall height exceed the limits specified in RMC <a href="#">4-3-020</a>.</p>
<p><b>Maximum Height for Wireless Communication Facilities</b></p>	<p>See RMC <a href="#">4-4-140G</a>.</p>	<p>See RMC <a href="#">4-4-140G</a>.</p>	<p>See RMC <a href="#">4-4-140G</a>.</p>
<b>SCREENING</b>			
<p><b>Outdoor, Loading, Repair, Maintenance, Work, or Storage Areas; Surface-Mounted Utility and Mechanical Equipment; Roof Top Equipment (Except for Telecommunication Equipment)</b></p>	<p>See RMC <a href="#">4-4-095</a>.</p>	<p>See RMC <a href="#">4-4-095</a>.</p>	<p>See RMC <a href="#">4-4-095</a>.</p>
<p><b>Refuse or Recyclables</b></p>	<p>See RMC <a href="#">4-4-090</a>.</p>	<p>See RMC <a href="#">4-4-090</a>.</p>	<p>See RMC <a href="#">4-4-090</a>.</p>
<b>PARKING</b>			
<p><b>General</b></p>			<p>See RMC <a href="#">10-10-13</a> and RMC <a href="#">4-4-080</a>. For the NE Fourth, Sunset, Puget, and Rainier Avenue Business Districts, see RMC <a href="#">4-3-040</a>.</p>
<b>PEDESTRIAN ACCESS</b>			
<p><b>General</b></p>			<p>A pedestrian connection shall be provided from a public entrance to the street, in order to provide direct, clear and separate pedestrian walks from sidewalks to building entries and internally from buildings to abutting retail</p>

			properties. There are additional standards for the Rainier Avenue, NE Fourth, Sunset, and Puget Business Districts. See RMC <a href="#">4-3-040</a> for maps and standards.
<b>SIGNS</b>			
<b>General</b>			See RMC <a href="#">4-4-100</a> . There are additional standards for the Rainier Avenue Business District at RMC <a href="#">4-3-040</a> .
<b>LOADING DOCKS</b>			
<b>Location within Site</b>	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>	See RMC <a href="#">4-4-080</a> . Shall not be permitted on the side of the lot adjacent to or abutting a residential zone, RC, R-1, R-4, R-8, R-10, R-14, or RM. <sup>3</sup>
<b>DUMPSTER/RECYCLING COLLECTION AREA</b>			
<b>Size and Location of Refuse or Recycling Areas</b>	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .	See RMC <a href="#">4-4-090</a> .
<b>CRITICAL AREAS</b>			
<b>General</b>	See RMC <a href="#">4-3-050</a> .	See RMC <a href="#">4-3-050</a> .	See RMC <a href="#">4-3-050</a> .