

**Development Standards for Downtown Neighborhood Zones**

Development Standard	Multifamily Residential		Commercial
	RM-900 Residential Multifamily 900	RM-900 Residential Multifamily 900A	D-C Downtown Commercial
<b>Dimension Standards</b>			
Height limitation: in feet	35 ft	35 ft	35 ft from mean average sidewalk/street frontage grade <sup>1</sup> ; 25 ft from mean average street frontage grade at 8th Ave S
Front Yard	20 ft	20 ft	No front yard required when front lot line abuts public ROW; 10 ft when lot line abuts public ROW, private street adjacent to residentially zoned property or residentially zoned property
Side Yard	5 ft	15 ft; Structures two stories in height may have sides yards of 10 ft; Structures one story in height may have sides yard of 5 ft from one side and 10 ft from other	No side yard required when side lot line abuts public ROW; 10 ft when lot line abuts public ROW/private street adjacent to residentially zoned property or residentially zoned property
Rear yard	0 ft 15 ft - if accessory bldgs are garage w/ vehicular entrance directly from alley	20 ft	No rear yard required when rear lot line abuts public ROW; 10 ft when lot line abuts public ROW, private street adjacent to residentially zoned property or residentially zoned property
Additional setbacks/distances between buildings	5 ft from any side or rear lot line for buildings containing 1+ dws; 10 ft between buildings containing 1+ dws	10 ft; 10 ft from side lot line abutting street for interior lots; 10 ft from interior rear lot line; 5 ft for corner and reverse corner lots not abutting an alley	10 ft when lot line abuts a residentially zoned property
Minimum lot area: square feet	7200 sf	7200 sf	No minimum lot area
Minimum lot width: feet	60 ft	60 ft	No minimum lot width
Maximum lot coverage: % of site	60%	60%	100%
Lot Area/DU	900 sf	900 sf	N/A
<b>Site Design</b>			
Walkways	N/A	N/A	Minimum 6 ft adjacent to the principal building entrances); minimum 6' connecting building to the street sidewalks; where no street sidewalk exists, the connecting walkway shall extend to the public right-of-way
Parking and loading	N/A	N/A	Parking and loading areas provisions DMMC 18.44
Vehicular Access	N/A	N/A	No customer/employee vehicular access to 8th Avenue South between South 223rd Street and South 227th Street from commercial properties; other provisions per Title 12 DMMC
Uses in ROW	N/A	N/A	Sidewalk cafes, vendors, and similar temporary commercial uses within the public right-of-way shall conform to the provisions of Title 12 DMMC and the following provisions DMMC.18.27.050(4)
Landscaping	DMMC 18.41.230 Multifamily residential RM-900 and RM-900A <sup>3</sup> (1) A minimum five-foot Type III landscaping strip shall be provided along all property lines abutting public rights-of-way. (2) A minimum 10-foot Type II landscaping strip shall be provided along all property lines abutting single-family residential or R-SE zoned properties. (3) A minimum five-foot Type II landscaping strip shall be provided along all property lines abutting RA or multifamily residential zoned properties. (4) Parking facilities landscaping as prescribed in DMMC 18.41.320. [Ord. 1237 §§ 2, 4, 1999; Ord. 1197 § 31, 1997; Ord. 594 § 4(D), 1984.]	See RM 900; also see DMMC 18.41	DMMC 18.41.275 Downtown commercial, D-C zone. (1) Where a lot line abuts or is across a right-of-way from a residential zone or a public or institutional use, a Type II landscaping strip with a minimum depth of five feet shall be provided. (2) For automobile-oriented uses such as automobile repair shops, carwashes, drive-through facilities, and motor vehicle fuel sales, a type III landscape strip not less than three feet in depth, shall be provided along all property lines abutting public right-of-way excluding alleys. When the building setback from the public right-of-way does not exceed 10 feet or when such setback is utilized as a public open space plaza not accompanying parking, no perimeter landscaping is required but street trees as set forth in DMMC 18.41.360 shall be provided within tree planters. (3) Parking facilities landscaping as prescribed in DMMC 18.41.320. (4) The community development director may waive or modify the landscaping requirements of this section where substantial landscaping exists within the adjacent right-of-way and no adverse impact would result. [Ord. 1104 § 7, 1994.]
Recreation Areas	DMMC 18.45 Multifamily Recreation Areas <sup>3</sup> On-site recreation area per DMMC 18.45 (i.e., common recreation space = 200 sf/du of which no more than 50% shall be indoors; Private outdoor recreation area = minimum of 60 sf /du, minimum dimension 6 ft, must be adjacent to, and directly accessible from, the corresponding dwelling unit)	See RM 900; also see DMMC 18.45	On-site recreation area per DMMC 18.45
<b>Building Design</b>			
Floor Area	2:1	1:1	N/A
Signs	DMMC 18.42	DMMC 18.42	DMMC 18.42
Off-Street Parking	DMMC 18.44	DMMC 18.44	Temporarily waived through December 31, 2009 except employees and residential portion of mixed use; public hearing on 12/21/09 to consider extending the ordinance
Landscaping	DMMC 18.41	DMMC 18.41	DMMC 18.41
Additional Standards	On-site recreation area per DMMC 18.45	On-site recreation area per DMMC 18.45	On-site recreation area per DMMC 18.45
Additional Standards			General site design requirements per DMMC 18.27.050
*			General building design requirements per DMMC 18.27.060
			Width of floors above 2nd level floor shall not exceed 80 percent of the width of the street level floor
Average Density: Dwelling Units per Acre <sup>2</sup>	50 du/ac	50 du/ac	34 du/ac

1 Additional measurement standards provided in DMMC 18.27.040(1)

2 Based on reported achieved densities from 2006 Buildable Lands Evaluation

3 Additional requirements provided in DMMC 18.41

4 Additional requirements provided in DMMC 18.45