



**CITY OF FIRCREST
PLANNING COMMISSION
A G E N D A**

July 5, 2022
6:00 p.m.

City Hall
115 Ramsdell Street

- 1) **Roll Call**
- 2) [Approval of the April 5, 2022 Minutes](#)
- 3) [Approval of the June 7, 2022 Minutes](#)
- 4) **Citizen Comments (For Items Not on the Agenda)**
- 5) **Public Hearing**
 - a) None
- 6) **Unfinished Business**
 - a) None
- 7) **New Business**
 - a) [Overview of Form-based code & the Fircrest Municipal Code](#)
- 8) **Adjournment**

**CITY OF FIRCREST PLANNING COMMISSION
REGULAR MEETING MINUTES**

April 5, 2022
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chairperson Shultz called the regular meeting of the Fircrest Planning Commission to order at 6:04 p.m. (meeting was held by remote and in- person attendance)

ROLL CALL

Commissioners Kathy McVay, Sarah Hamel, and Shirley Schultz were present. Commissioners Andrew Imholt, & Ben Ferguson were absent. Staff present: Administrative Services Director Jayne Westman, Permit Coordinator/Code Enforcement Officer Suzie Cappiello

APPROVAL OF MINUTES

The minutes for the meeting of January 4, 2022, were presented for approval.

Moved by Hamel and seconded by McVay to approve the minutes. Upon vote, motion carried unanimously.

The minutes for the meeting of March 1, 2022, were presented for approval. There was a brief discussion regarding the minutes and due to the March 1, 2022 meeting not being called to order, there is no need to have minutes.

McVay moved to dispense the March 1, 2022 minutes; seconded by Schultz. Upon vote, motion carried unanimously.

CITIZENS COMMENTS

Brian Rybolt, 1036 Daniels Drive, expressed concern about the legislature mandating housing changes, the City Council convening into executive sessions, and the need to remain an open government.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Director Westman presented the Planning Commission with new business items.

- A.) Prose- Alliance Mildred Property Update
- B.) Housing Element Update
- C.) Community Engagement.

The Planning Commission held a brief discussion on the three new business items. Discussions included waiting for the full Commission to be present to discuss the housing element and the desire to discuss a communication plan when large items come before the Commission.

ADJOURNMENT

Moved by McVay and seconded by Hamel to adjourn the meeting at 6:41 PM. Upon vote, the motion carried unanimously.

Shirley Schultz
Chair, Fircrest Planning Commission

Jayne Westman
Administrative Services Director

**CITY OF FIRCREST PLANNING COMMISSION
REGULAR MEETING MINUTES**

June 07, 2022
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Chair Shirley Schultz called the regular meeting of the Fircrest Planning Commission to order at 6:04 p.m. (meeting was held by remote and in- person attendance).

ROLL CALL

Commissioners Kathy McVay, Andrew Imholt, Ben Ferguson, and Shirley Schultz were present. Commissioner Sarah Hamel was absent. Staff present: Administrative Services Director Jayne Westman, Permit Coordinator/Code Enforcement Officer Suzie Cappiello.

APPROVAL OF MINUTES

The minutes for the meeting of April 5, 2022, were presented for approval. Minutes will be set over due to the approving Commissioners not being present during the April meeting.

CITIZENS COMMENTS

Yolonda Brooks, 6464 19th St W, Unit C, was glad to see there was enough Planning Commissioners to hold a quorum.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

A. Community Engagement.

Director Westman provided a brief overview on the history of how Community Engagement has been discussed. Commissioners held a brief discussion about whether to pursue community engagement. The Planning Commission agreed to postpone community engagement efforts.

NEW BUSINESS

A. Prose – Alliance Mildred Property Update

Director Westman gave an update on the Mildred Property and asked the Commissioners for guidance on their availability to hold a semimonthly meeting with the potential applicant during

the Land Use approval process. Ferguson, Imholt, Shultz, & McVay all agreed they will meet the meeting requirements and support the applicant as much as they can.

Schultz requested Director Westman send the Commissioners the following information as a primer for the Land Use discussions:

- Form-based code
- Adopted regulating codes
- Pertinent sections in the Municipal Code

ADJOURNMENT

Moved by Ferguson and seconded by Imholt to adjourn the meeting at 6:26 PM. Upon vote, the motion carried unanimously

Shirley Schultz
Chair, Fircrest Planning Commission

Jayne Westman
Administrative Services Director



THE CITY OF FIRCREST

Planning and Building Department

115 RAMSDELL STREET • FIRCREST WA 98466-6999 • 253-564-8902 • www.cityoffircrest.net

FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT

Form-Based Code & FMC Overview

July 5, 2022, Planning Commission Meeting

PROPOSAL:

Alliance Residential has proposed four, four-story buildings be built on the large vacant parcel off Mildred Street. The proposal is a mixed-use development that will contain commercial elements and 389 apartment units. Alliance has applied to amend the Form-based Code and the FMC.

AMENDMENT PROCESS:

The Planning Commission's action on a development code amendment takes the form of a recommendation to the City Council, which makes the final decision. Upon completion of a public hearing on this matter, the Commission should forward its recommendations to Council, which will conduct its own public hearing before making a final decision.

Potential upcoming important dates:

July 19, 2022 – Study Session

August 2, 2022 - Public Hearing or additional Study Session

August 16, 2022 – Recommendation to the City Council or Public Hearing

We have received the development amendment application but staff has not deemed it complete. We are missing two elements.

FMC 22.78.004 Criteria for amendment approval.

Before the City Council may approve the amendment, each review authority shall adopt written findings showing that the following criteria are met by the proposal:

- a) The proposed amendment is consistent with the goals, objectives and policies of the comprehensive plan.
- b) The proposed amendment will promote, rather than detract from, the public health, safety, morals and general welfare.
- c) The proposed zoning is compatible with the uses and zoning of surrounding property (required only for zoning map amendments).
- d) The property is suited for the uses allowed in the proposed zoning classification (required only for

zoning map amendments).

- e) A change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest (required only for zoning map amendments and amendments to this title which require a comprehensive plan amendment to ensure consistency under subsection (a) of this section).
- f) Except for the extension of existing district boundaries, no change in any use district, classification or official zoning map shall be considered if it contains fewer than one acre, excluding public streets or alley rights-of-way.

Exhibits: *(links will redirect to FMC or our website)*

- 1. [Fircrest Form-Based Code Reference Manual](#)
- 2. [Mixed-Use Neighborhood Zoning Code \(MUN\)](#)
- 3. [Mixed-Use Urban Zoning Code \(MUU\)](#)
- 4. [Park, Recreation, and Open Space Zoning Code \(PROS\)](#)
- 5. [Form-Based Code \(FMC\)](#)

CITY OF FIRCREST

Form-Based Code

Adopted by Reference in FMC Chapter 22.57

Effective December 14, 2020

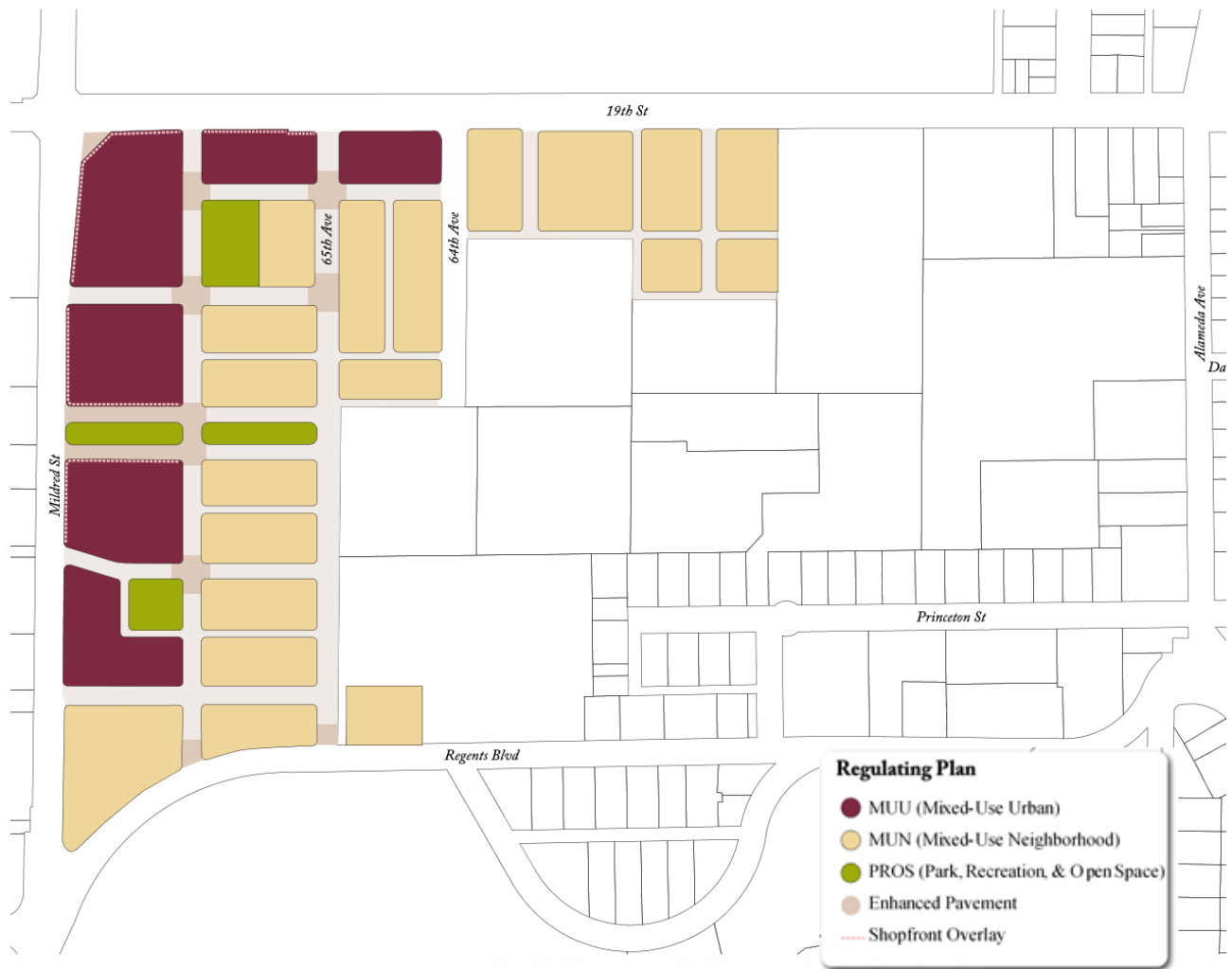


TABLE OF CONTENTS

Introduction	1
Purpose and Application	2
Zoning and Regulating Plan	3
Zoning Districts and Overlays	
Regulating Plan	
Zoning District Intent	
Development Standards by zone	6
Mixed-Use Urban (MUU)	
Mixed-Use Neighborhood (MUN)	
Building Standards	9
Frontage Standards.....	20
Street Standards	26
Open Space Standards	33

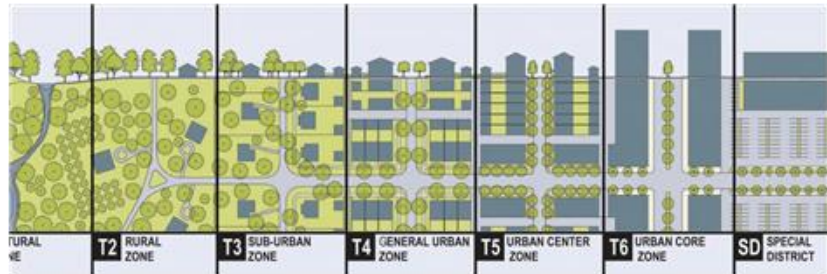
Introduction

Fircrest's Form-Based Code (FBC) is an alternative to conventional land use (zoning) regulations with an increased focus on the design of the public realm – the public space defined by the exterior of buildings and the surrounding streets and open space.

A key difference between a conventional use-based code and FBC is that an FBC does not result in zoning approvals based on units per acre or floor area ratio (FAR). Conventional density controls have not produced diversity or variety in living and working arrangements in a contextual manner and instead have resulted in uniformity of designs within zones. In contrast, an FBC deals with building types that differ in design and intensities of development.

BUILDING TYPES

Building types is a classification system resulting from the process of creating, selecting, and transforming a few basic character-defining features of a building that when repeated, produce predictable results. Building types provide a much more diverse stock of buildings that accommodate a higher intensity of development in a contextual manner that produces great places.



Human scaled building types, when consistently aligned with similar or compatible building types, create a harmonious and a pedestrian-friendly streetscape. Diverse building types can also provide a variety of local affordable housing options for all incomes and ages.

TRANSECT

A Transect is the operating system for Fircrest's Form-Based Code. A Transect is an organizing framework for coding all elements of the built environment on a scale from rural to urban.

Differences in design and ecology vary – based on character and intensity of the place – and progress through a sequence of habitats from rural to urban core.

The central objective of FBC is to expand – and not limit – choices. Instead of one-size-fits-all regulation, the use of transect zones enables a range of development characters and intensity in a highly contextual manner.

T-1	Natural that includes wilderness
T-2	Rural that includes farmland or open space
T-3	Suburban that is primarily single-family residential neighborhoods
T-4	Suburban neighborhood but with a mixture of housing types and slightly greater mix of uses
T-5	Urban with higher density housing types and mixed-use developments
T-6	Urban center or core with the highest density housing types and mixed-use developments serving a surrounding community or region

Fircrest's FBC includes:

T-4	Mixed-Use Neighborhood	MUN
T-5	Mixed-Use Urban	MUU

I.1 PURPOSE AND APPLICATION

I.1A Intent of the FBC

The FBC implements the Comprehensive Plan's goals and policies relating to the 19th and Mildred area and other specified mixed-use neighborhoods. The prescriptive standards in the FBC ensure that new development exhibits the highest standards of urban design, architecture, and landscaping at the scale of neighborhood, block, lot, and building according to the Transect.

The Comprehensive Plan's vision for these areas is compact, walkable, and mixed-use. The urban form is intended to be inviting, comfortable, safe, and ecologically resilient. The FBC allows a mix of uses within a walkable environment so that driving is an option, not a necessity, to meet daily needs.

I.1B Relationship to Comprehensive Plan

The FBC is consistent with the Comprehensive Plan currently in effect, adopted pursuant to Chapter 23.04 FMC. The FBC implements the community-supported vision for the 19th and Mildred area and other mixed-use neighborhoods.

I.1C Relationship to Municipal Code

The FBC is adopted pursuant to Chapter 22.57 FMC and referred to as the "Fircrest Form-Based Code." The FBC provides the primary requirements for development and land use activity within the boundaries identified in the Regulating Plan in Figure RP.1 and other specified mixed-use neighborhoods. FBC standards augment and/or supersede existing regulations in Title 22 Land Development consistent with FMC 22.57.002.

Property, including structures, land uses, and physical improvements such as signs, landscaping, and lighting within the regulating plan boundaries of the FBC shall comply with all applicable requirements of the FBC and regulations contained in Title 22 Land Development.

I.2A Administration

The FBC shall be administered by the Director and the Fircrest Planning and Building Department.

Zoning and Regulating Plan

RP.1 ZONING DISTRICTS AND OVERLAYS

RP.1A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Form-Based Code. Property and rights-of-way subject to the Form-Based Code shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure RP.1 or on the Fircrest Zoning Map.

RP.1B Zoning Districts and Overlays

The following zoning districts and overlay are established and applied to property and rights-of-way within the boundaries of the Form-Based Code. Refer to Table RP.1 for the intent and descriptions of the zoning districts and section RP.2A.2 for descriptions of the overlays:

- Mixed-Use Urban Zone (MUU)
- Mixed-Use Neighborhood Zone (MUN)
- Shopfront Overlay

RP.2 REGULATING PLAN

RP.2A Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure RP.1, as the map that identifies and implements the various intentions and principles of the vision for the area. Table RP.1 defines the zoning districts, overlays and standards for site development, design and land use through the following:

- 1) Zoning Districts. Each zoning district is allocated standards in the following areas:
 - Building Placement
 - Allowed Building Types
 - Allowed Frontage Types
 - Building Height and Size
 - Allowed Encroachments into Required Yards
 - Parking Placement and Site Access
 - Required Parking
 - Allowed Land Uses
- 2) Shopfront Frontage Overlay. This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3) Regulating Plan Diagram. Each zoning district and overlay established by the Form-Based Code is identified on Figure RP.1 to show the boundaries of each zoning district, overlay, and the parcels within each boundary. Figure RP.1 is established as the zoning atlas for all property within the Form-Based Code boundaries.

Figure RP.1 Regulating Plan



Table RP.1 Summary of Zoning District

Zoning District Intent	Mixed-Use Urban	Mixed-Use Neighborhood
Desired Form	 <p>New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to the front property line, with active ground floor activities. The building mass steps down to 45 feet when located adjacent to an MUN neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human scaled detailing.</p>	 <p>New buildings are primarily house and small apartment scale, up to four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to residential districts.</p>
Streetscape and Public Realm Improvements	Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.	Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, stoop, and forecourt may extend privacy to residential frontages.
Parking	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.
General Use	Buildings are occupied with ground floor retail, office, service, and other active uses along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.	Buildings may be occupied with ground floor retail, office, service and other active uses. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

See Chapter 22.48 FMC and Chapter 22.50 FMC for more detailed information on uses and development standards.

Development Standards by Zone

DS.1 DEVELOPMENT STANDARDS

Development standards are aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm.

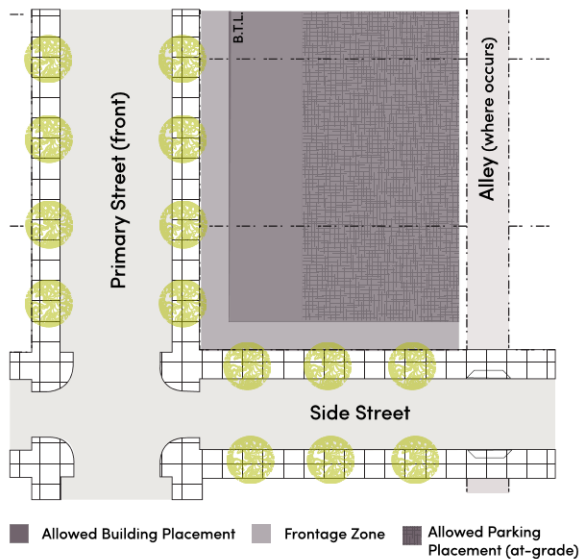
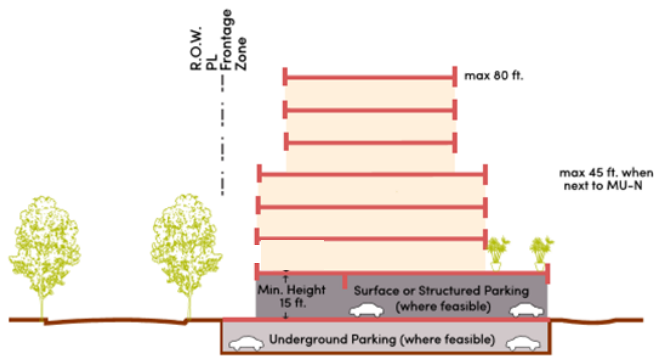
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and private open spaces.

For each zone identified on the regulating plan, setback, height, lot size, and parking requirement associated with permitted building and frontage types are called out. These standards come together to define the distinctive character and intensity of a particular zone.

Architectural features such as porches, stoops, bay windows, balconies and cornices are allowed to project into the setback area. Balconies, cornices, awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

The basis of the standards is the synoptic survey and community vision to create a specific place.

MIXED-USE URBAN (MUU)



Building Placement

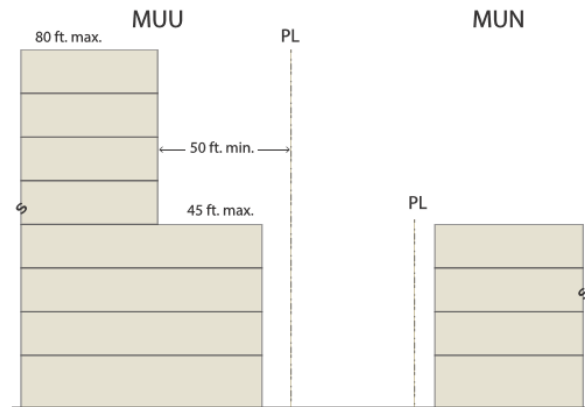
Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop

Allowed Building Types and Height

Building Types	Maximum Height
Flex Building	80
Liner	50
Hybrid Court	80
Court	80
Live-Work	35
Row House	35



Buildings in MUU cannot exceed 45-foot height for a depth of 50 feet from the property line when the lot is located adjacent to MUN zone.

Interior Ceiling Height

Ground Floor 15-foot minimum

Parking

See parking standards in FMC 22.60.003.

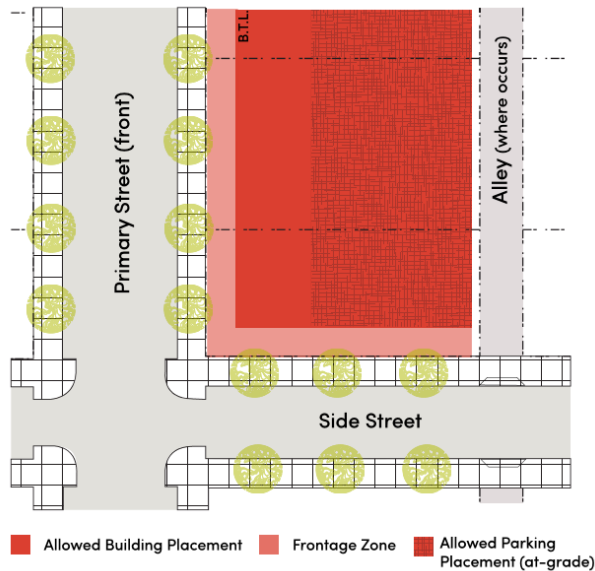
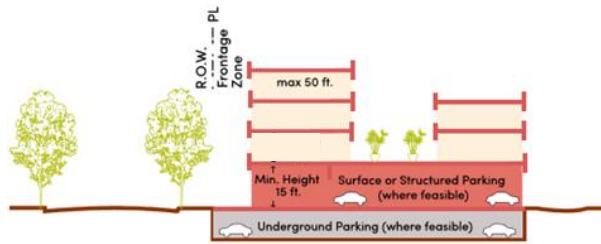
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

Architectural features and signs may encroach into the required setbacks subject to the following requirements:

	Encroachment			
	Horizontal			Vertical
	Front/Side Street	Rear	Side	
Arcade, gallery, awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

MIXED-USE NEIGHBORHOOD (MUN)



Building Placement

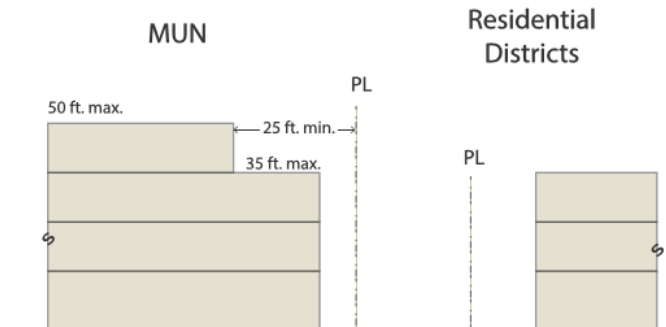
Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

Allowed Frontages

- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch & Fence
- Shopfront
- Stoop
- Front Yard

Allowed Building Types and Height

Building Types	Maximum Height
Flex Building	50
Court	50
Live-Work	35
Row House	35
Rosewalk or Bungalow	See FMC 22.58.027, cottage housing
Multiplex	35



Buildings in the MUN zone cannot exceed 35-foot height for a depth of 25 feet from the property line when the lot is located adjacent to residential districts that allow duplex or single-family building types.

Interior Ceiling Height

Ground Floor 15-foot minimum

Parking

See parking standards in FMC 22.60.003.

Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

Architectural features and signs may encroach into the required setbacks subject to the following requirements:

	Encroachment			
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Arcade, gallery, awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

Building Standards

BS.1 BUILDING STANDARDS

BS.1A Purpose

This Section provides design standards for individual buildings to ensure that proposed development is consistent with the community's vision for mixed-use areas as it pertains to building form, physical character, land use, and quality.

BS.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section BS.2 and all applicable requirements of the International Building and Fire Codes.

BS.1C Allowed Building Types by Zoning District

Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

Building Type	Mixed-Use Neighborhood (MUN)	Mixed-Use Urban (MUU)
Multiplex	X	
Rosewalk/Bungalow court	X	
Row House	X	X
Live-Work	X	X
Court	X	X
Hybrid Court		X
Liner Building		X
Flex Building	X	X

Table BS.1 Building Types

House Scale Buildings



Multiplex

A *multiplex* is a residential building of 3 to 6 dwelling units respectively.

Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

Multiplexes are not allowed on arterials.

Coding Criteria

Multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.

Typical height of the building is 2-3 stories.

Rosewalk & Bungalow Court

A *rosewalk* is comprised of 6 or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrance is accessed from the common green and/or primary street.

A *bungalow court* is comprised of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

Coding Criteria

The defining feature of these are the communal central open space. The lot width should be large enough to allow functional public and private open spaces and area for driveways or common parking.

The building size and massing of individual buildings is similar to a small-scale single dwelling unit.

Entrance to units shall be directly from the front yard or from the courtyard.

Row House

A *row house* is a building comprised of 5 or more attached 2- or 3-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

Coding Criteria

The single family dwelling units can be separated by property lines with lot sizes 16 to 30 feet wide.

Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.

Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and be screened by fence or wall to provide privacy.

Live-Work

A *live-work* is an integrated residence and work space located at street level, occupied and utilized by a single household in a grouping of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, which has been designed or structurally modified to accommodate joint residential occupancy and work activity.

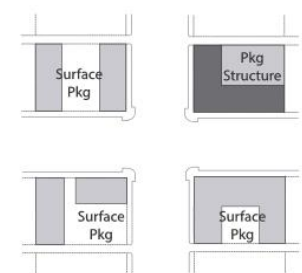
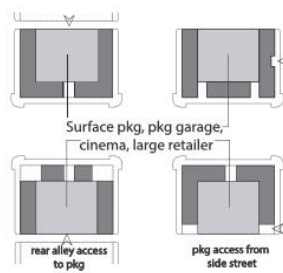
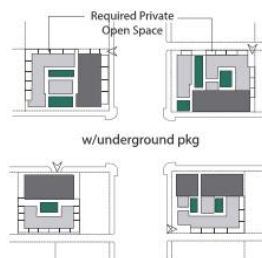
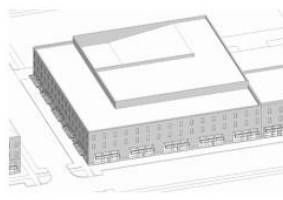
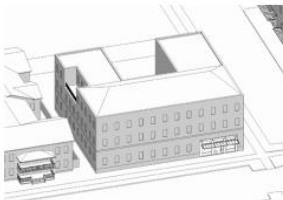
Coding Criteria

The floor to ceiling height of the work floor is typically about 15 feet. The main entrance to the street level work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.

Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

Table BS.1 Building Types (continued)

Block Scale Buildings



Court

A *court* is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in 4 possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street.

Coding Criteria

The main entry to ground floor units should be directly of the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

Hybrid

A *hybrid court* is composed of two building types: the stacked dwelling and courtyard housing, arranged around a courtyard. This building type combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Coding Criteria

Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.

Liner Building

A *liner building* has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

Coding Criteria

The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.

Parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Flex Building

A *flex building* is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby.

Coding Criteria

The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of residential occupants and guests.

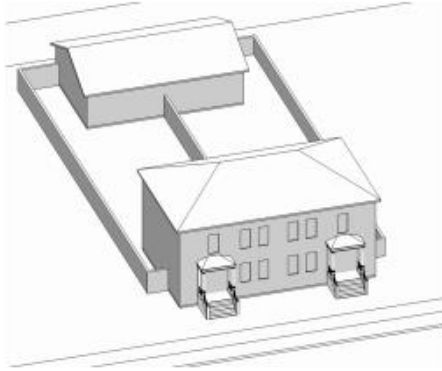
The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination of these options.

BS.2 BUILDING TYPES (CONTINUED)

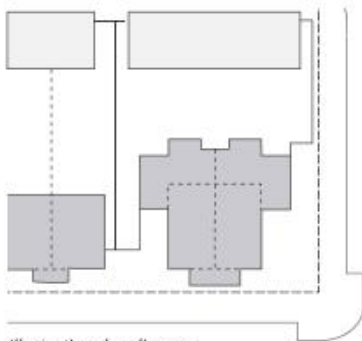
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BS.2.A Multiplex



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of duplex

- 1 Description A Multiplex Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Multiplex Building Type has the appearance of a large-sized family home and is appropriately scaled to fit well within medium-density neighborhoods. This building type is important for providing missing middle housing and promoting walkability.
- 2 Pedestrian Access Main entrance location: Primary street
- 3 Frontages Porch
Stoop
Dooryard
- 4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.
- 5 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum
- 6 Building Size & Massing

Length along frontage:	Duplex: 36-foot maximum Multiplex 50-foot maximum
Length along side yard:	80-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

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BS.2.B Rosewalk and Bungalow court

- 1 Description A Rosewalk Building Type is a group of 6 or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.

Bungalow Court Building Type is a group of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.

- 2 Pedestrian Access Main entrance location: Common courtyard

- 3 Frontages Porch
Stoop
Dooryard

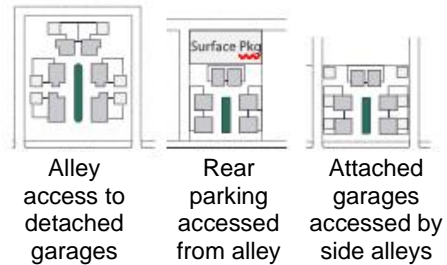
- | | | | |
|----------------------|-------------------------|-------------------------|---------------------------------|
| 4 Private Open Space | Width
8-foot minimum | Depth
8-foot minimum | Area
100-square foot minimum |
|----------------------|-------------------------|-------------------------|---------------------------------|

- | | | |
|--------------------|----------------|--|
| 5 Common Courtyard | Width
Depth | 20-foot minimum clear
50-foot minimum clear |
|--------------------|----------------|--|

Also see cottage housing standards in FMC 22.58.027.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of bungalow court



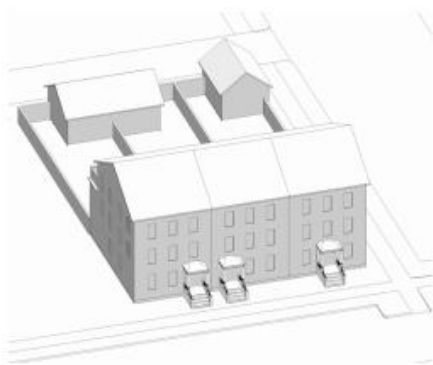
Illustrative photo of rosewalk

BS.2 BUILDING TYPES (CONTINUED)

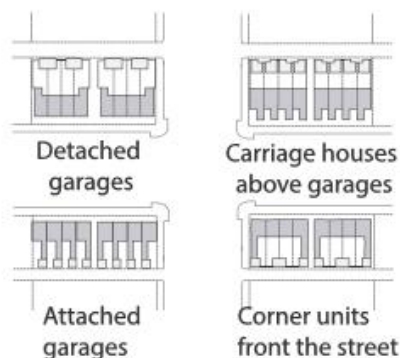
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BS.2.C Row House



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of Row House

- 1 Description A Row House Building Type is a small- to medium-sized building comprised of 5 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.

- 2 Pedestrian Access Main entrance location: Primary street

- 3 Frontages Porch
Stoop
Dooryard

- 4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.

- 5 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

- 6 Building Size & Massing

Width per rowhouse:	18-foot minimum 36-foot maximum
---------------------	------------------------------------

The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

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BS.2.D Live-Work

- 1 Description A Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.

- 2 Pedestrian Access Main entrance location: Primary street
Ground floor space and upper unit shall have separate exterior entries.

- 3 Frontages Forecourt
Dooryard
Shopfront
Lightcourt
Gallery

- 4 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

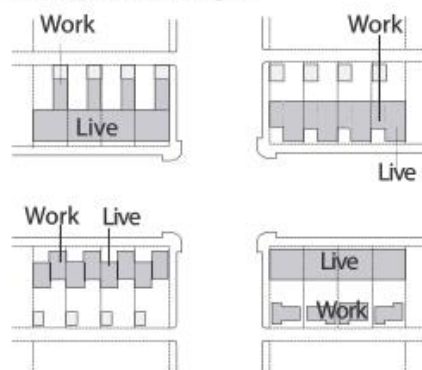
- 5 Building Size & Massing

Width per unit	
18-foot minimum	
36-foot maximum	

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of live-work



Illustrative photo of live-work

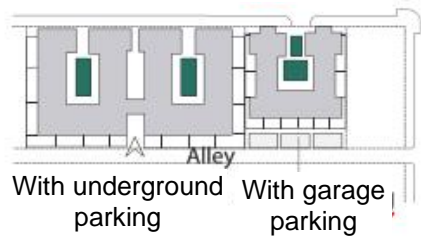
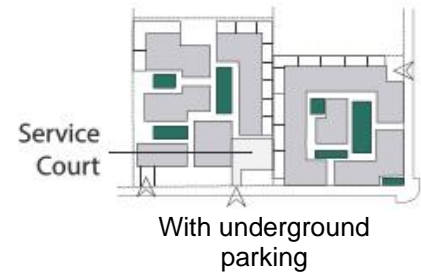
BS.2 BUILDING TYPES (CONTINUED)

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Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of court



Illustrative photo of court

BS.2.E Court

- 1

Description

A Court Building Type is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.
- 2

Pedestrian Access

The main entry to ground level units should be from the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- 3

Frontages

Porch
Stoop
Dooryard
- 4

Vehicle Access & Parking

From alley.
For lots without alley, via driveway, 12-foot wide maximum, located as close to side yard property line as possible.
- 5

Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6

Common Courtyard

Recommended width/depth/height ratio:	1:1 approximate
Width and depth:	20-foot minimum
Length along frontage:	200-foot minimum
Length along side yard:	140-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.
- 7

Building Size & Massing

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

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BS.2.F Hybrid Court

- 1 **Description** A Hybrid Court Building Type combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
- 2 **Pedestrian Access** The main entrance to all ground floor units should be directly from the street.

Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum.

For other units, access is directly off a common courtyard or through stairs serving up to 3 dwellings.
- 3 **Frontages** Porch
Stoop
Dooryard
- 4 **Vehicle Access & Parking** Underground garage, surface parking, tuck under parking, or a combination of any of the above.
- 5 **Private Open Space**

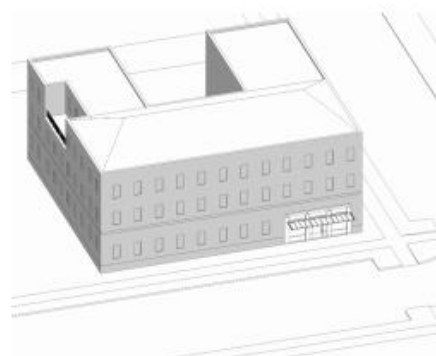
Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 **Common Courtyard**

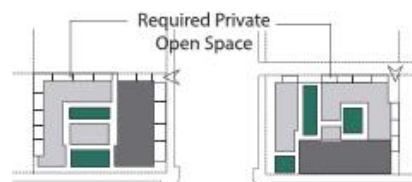
Recommended width/depth/height ratio: 1:1 approximate

Width and depth: 20-foot minimum
- 7 **Building Size & Massing**

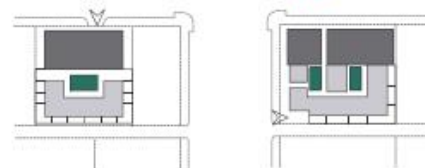
Width per unit:	18-foot minimum 36-foot maximum
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Illustrative axonometric diagram



With underground parking



Illustrative plan diagram



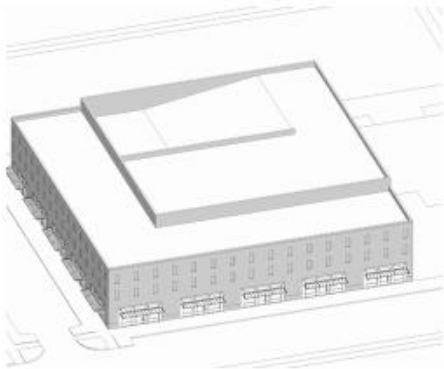
Illustrative photo of hybrid court

BS.2 BUILDING TYPES (CONTINUED)

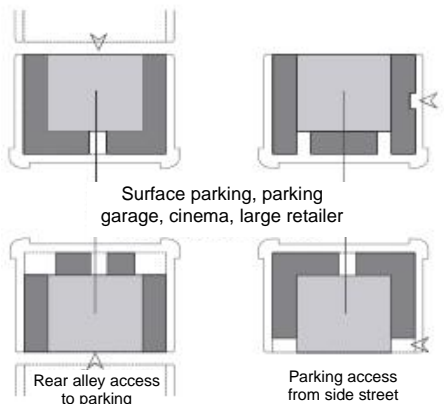
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BS.2.G Liner



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



Illustrative photo of liner

- | | | |
|---|--------------------------|--|
| 1 | Description | A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth. |
| 2 | Lot Size | Width: 400-foot maximum
Depth: 150-foot maximum |
| 3 | Pedestrian Access | Direct access from sidewalk. Upper floors accessed from street level lobby. |
| 4 | Frontages | Forecourt
Shopfront
Gallery
Arcade |
| 5 | Vehicle Access & Parking | Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above. |
| 6 | Private Open Space | Private open space is required for each residential unit and shall be no less than 50-square feet with a minimum dimension of 5 feet in each direction. |
| 7 | Shared Open Space | <p>The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.</p> <p>Recommended width/depth/height ratio: 1:1 approximate</p> <p>Width and depth: 20-foot minimum</p> |
| 8 | Building Size & Massing | <p>Length along frontage: 400-foot maximum</p> <p>Length over 200 feet must provide massing break</p> |

BS.2 BUILDING TYPES (CONTINUED)

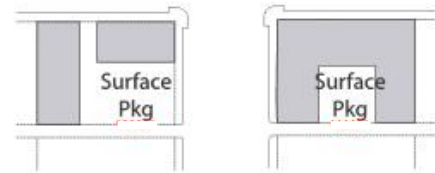
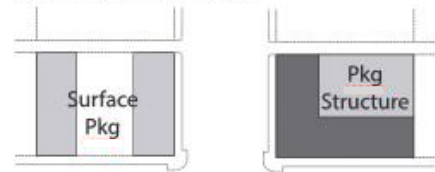
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BS.2.H Flex Building

- 1 **Description** A Flex Building Type is designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.
- 2 **Lot Size** Width: 400-foot maximum
Depth: 150-foot maximum
- 3 **Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4 **Frontages** Forecourt
Shopfront
Gallery
Arcade
- 5 **Vehicle Access & Parking** Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
- 6 **Private Open Space** Private open space is required for each residential unit and shall be no less than 50-square feet with a minimum dimension of 5 feet in each direction.
- 7 **Shared Open Space** The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.
Recommended width/depth/height ratio: 1:1 approximate
Width and depth: 20-foot minimum
- 8 **Building Size & Massing** Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of flex building



Illustrative photo of flex building

Frontage Standards

FS.1 FRONTAGE STANDARDS

FS.1A Purpose

This Section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure that proposed development is consistent with the City's goals for building form, physical character, land use activity and quality.

FS.1B Applicability

These standards work in combination with the standards found in Section DS.0 (Development Standards by Zones) and Section BS.0 (Building Standards) and are applicable to all private frontages within transect zones.

FS.1C Allowed Building Types by Zoning District

Table FS.1 (Frontage Types) provides an overview of the allowed frontage types.

TABLE FS.1 FRONTAGE TYPES

Front Yard: The facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.

Porch & Fence: The facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.

Dooryard (Terrace): The facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.

Stoop: The facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

Forecourt: A portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.

Lightcourt: The facade is set back from the frontage line by a sunken light- court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.

Shopfront: The facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.

Gallery: The facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

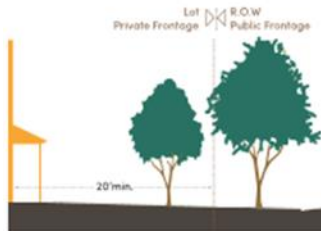
Arcade: The facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

Front Yard

Description The main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Size Depth: 20 feet

Design Standards The front yard should be visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares. The yard is the first impression of a home and therefore should be carefully landscaped, preferably with drought-resistant plants.

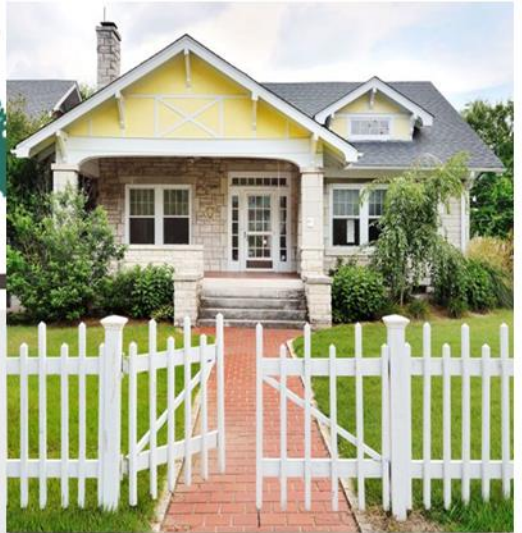
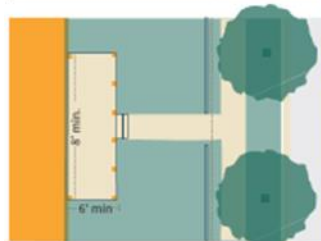


Porch & Fence

Description Provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.

Size Width: 8-foot minimum
Depth: 8-foot minimum
Height: 8-foot minimum
Pathway: 3-foot wide minimum
Finished level above sidewalk: 18-inch minimum

Design Standards Projecting porches must be open on three sides and have a roof.

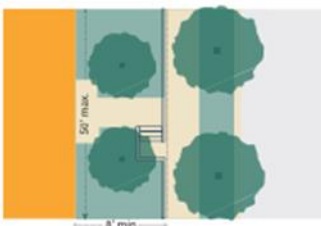
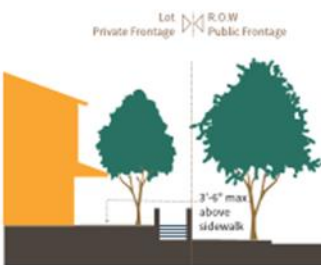


Dooryard (Terrace)

Description The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size Width: 8-foot minimum
Length: 50-foot maximum
Pathway: 3-foot minimum
Finished level above sidewalk: 3'-6" maximum

Design Standards For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail.



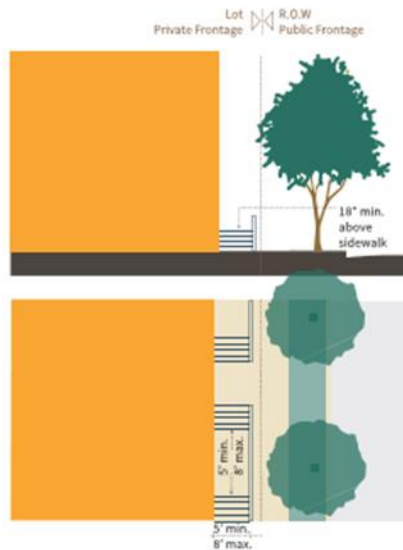
Stoop

Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

Size Width & Depth: 5-foot min.; 8-foot max.
Finished level above sidewalk: 18-in min.

Design Standards

1. Stairs may be perpendicular or parallel to the building facade.
2. Ramps shall be parallel to façade or along the side of the building.
3. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

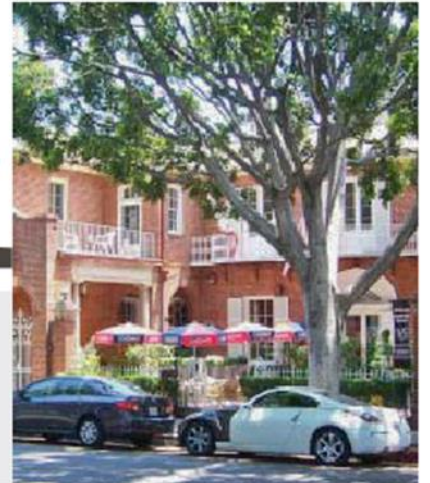
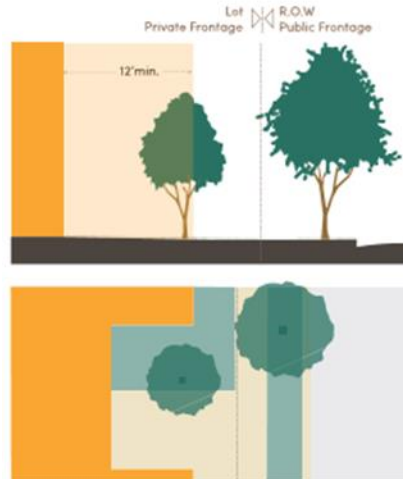


Forecourt

Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space may could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size Width & Depth: 12-foot minimum
Ratio, height to width: 2:1 maximum

Design Standards The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

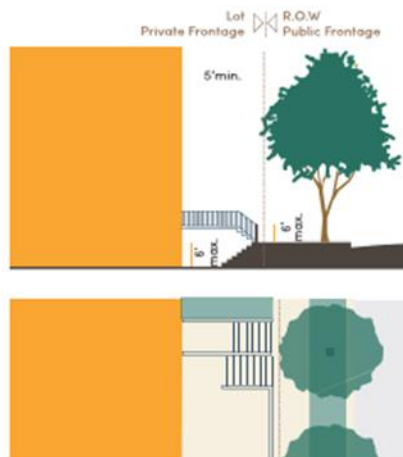


Lightcourt

Description The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

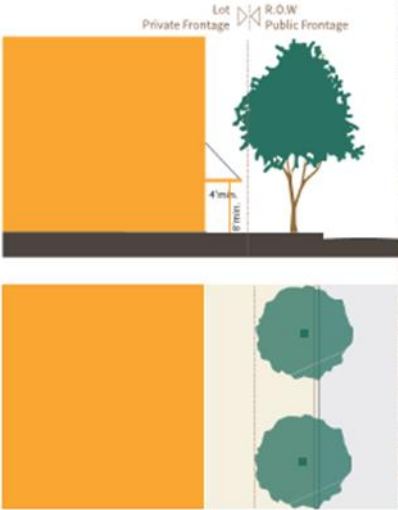
Size Width: 5-foot minimum
Height:
 landing above sidewalk: 6-foot maximum
 landing below sidewalk: 6-foot maximum

Design Standards A short fence may be placed along the built-to-line or setback where it is not defined by a building.



Shopfront

Description	The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically includes an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.
Size	Ground Floor Transparency: 75% of frontage minimum
Awning	Depth: 4-foot minimum Setback from curb: 2-foot minimum Height, clear: 8-foot maximum
Design Standards	<ol style="list-style-type: none"> 1. Shopfront glass shall be clear without reflective glass frosting or dark tinting. 2. Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass. 3. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged. 4. Operable awnings are encouraged.

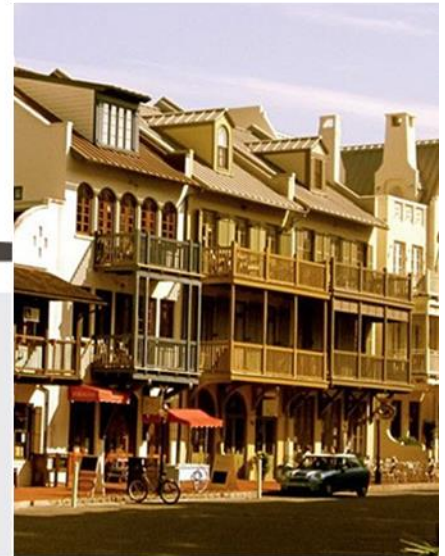
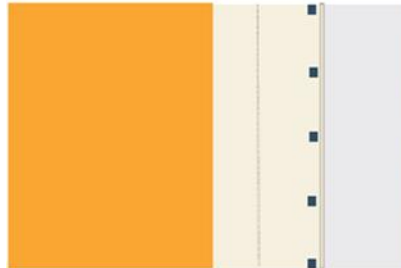
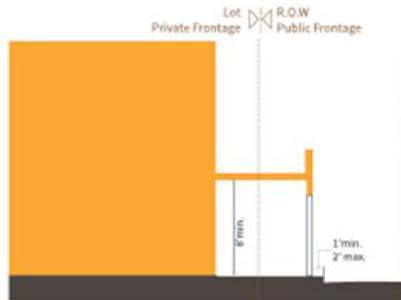


Gallery

Description A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Size Depth: 8-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
1. Galleries shall be combined with the Shopfront frontage type.
 2. Galleries must have consistent depth along a frontage.
 3. Ceiling light is encouraged.
 4. Galleries may be entirely on private property or may encroach over the sidewalk in the public ROW, subject to approval of an encroachment permit.
 5. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
 6. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.

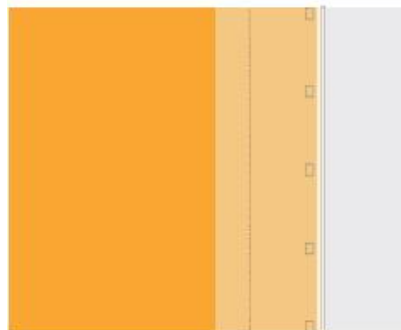
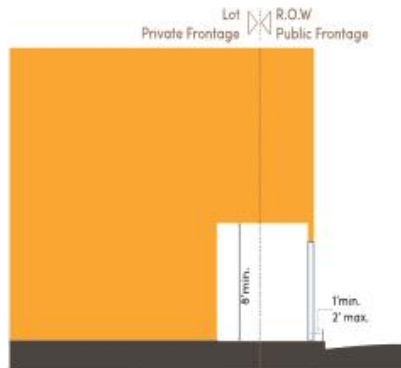


Arcade

Description Composed of a building with ground floor facades that align with the property line, and upper floors that project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass that encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.

Size Depth: 8-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
1. Arcades shall be combined with the Shopfront frontage type.
 2. Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to approval of an encroachment permit.
 3. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building.
 4. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



Street Standards

SS.1 BUILDING STANDARDS

SS.1A Purpose

This Section provides design standards to ensure that proposed development is consistent with the Comprehensive Plan's goals for an interconnected and walkable network of blocks and streets that support the intended physical character, land use activity, and quality.

Streets must not only provide for the efficient and safe movement of people, goods, and services, but must also facilitate great places that contribute to the look, feel, and experience of the 19th and Mildred mixed-use area and other neighborhoods.

SS.1B Applicability

This Section describes the standards for streets in FBC zones. These street standards are applicable for the transformation of existing streets and the creation of new streets in FBC zones. Additional street assemblies can be integrated into this Section when approved by the City.

SS.1C. Design objectives

Streets are one of the most important elements in defining FBC character. Due to this important role in place-making, in addition to their contribution of a major percentage of public space, street standards must be considered alongside building form, building types, frontage types, civic spaces, and landscaping in creating urban environments.

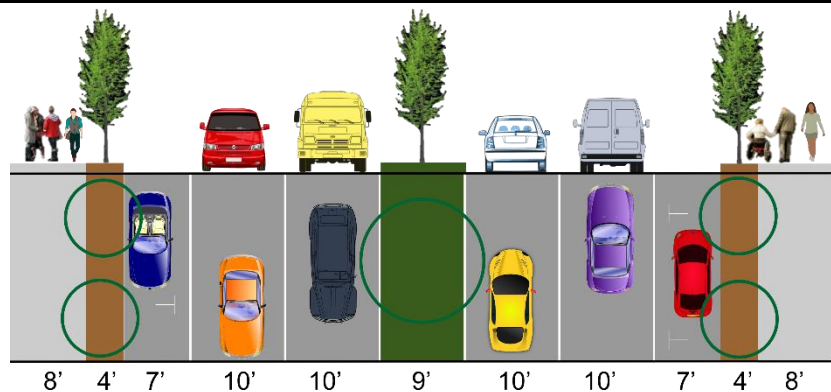
In accordance with the intent of this Section, new or modified street shall be designed to incorporate the following criteria for street design:

- a) **Function:** Ensuring essential access to premises for deliveries and servicing; effective use of curb space to support land use activities; and upgrading utilities under the roads to serve growing neighborhood needs.
- b) **Mobility:** Safe, efficient, and reliable movement supporting access of people and goods.
- c) **Livability:** Providing good and inclusive places for all that support vital economic, cultural, and community activity.

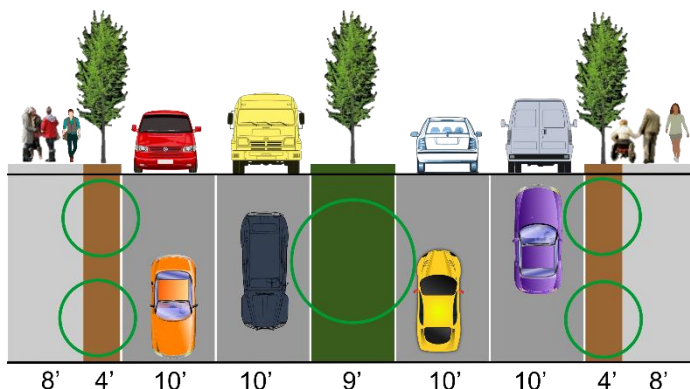
All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian friendly environment.

The street sections in this Section suggest quality and intent. The dimensions in the street sections consider information gleaned from aerials and field observations of existing conditions plus desired outcomes resulting from redevelopment.

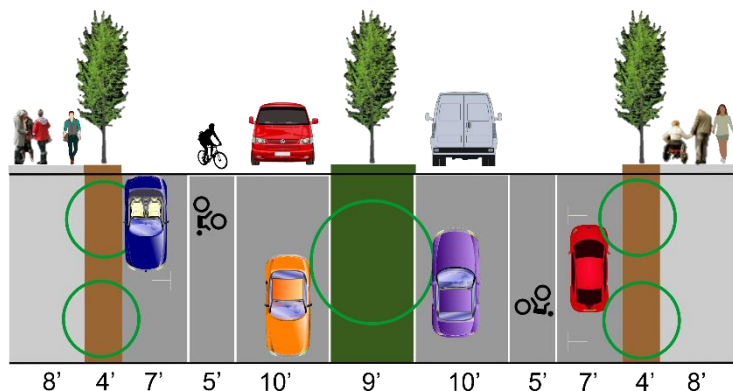
19th Street Shopfront			
Assembly		Transportation Way	
Type	Principal arterial with parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



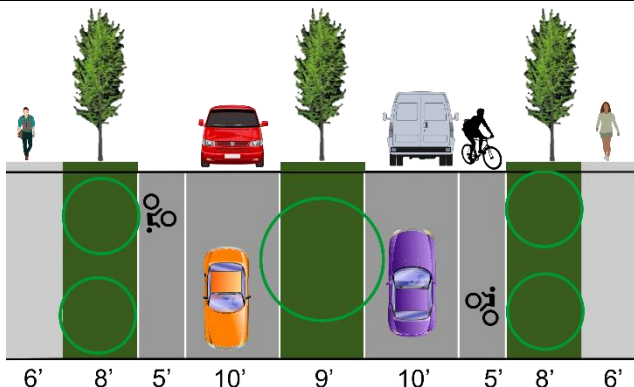
19th Street Non-Shopfront			
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



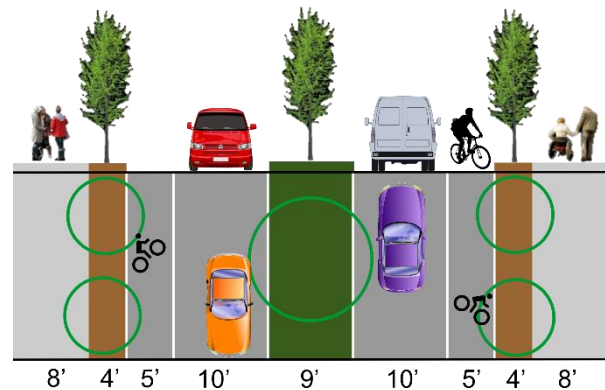
Mildred Street Shopfront			
Assembly		Transportation Way	
Type	Minor arterial with parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	77 feet	Lane Width	10 feet
Pavement	44 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



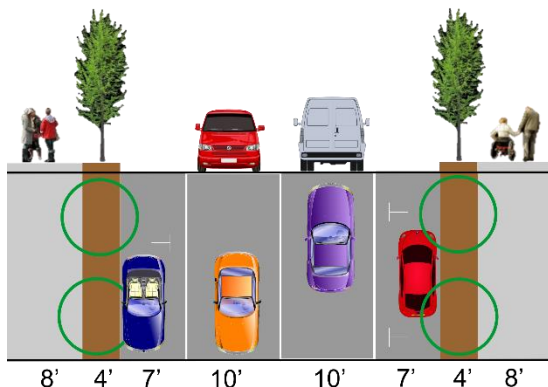
Mildred Street Non-Shopfront			
Assembly		Transportation Way	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	6 feet	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete	Median Surface	Ground cover
Planter	8-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



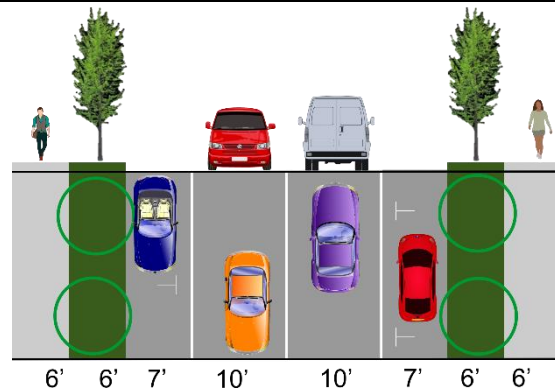
Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



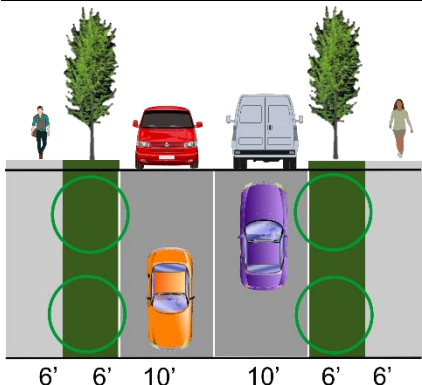
Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	NA
Walkway Surface	Concrete and pavers	Median Surface	NA
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



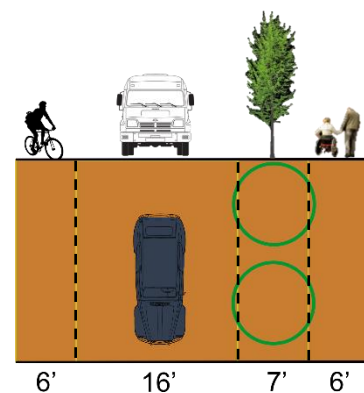
Local - Lower Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



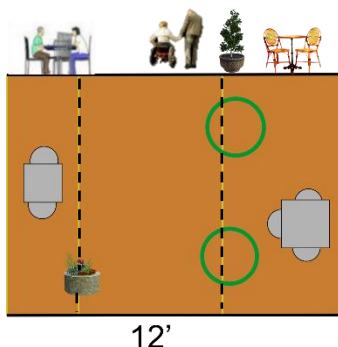
Local - Delivery			
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



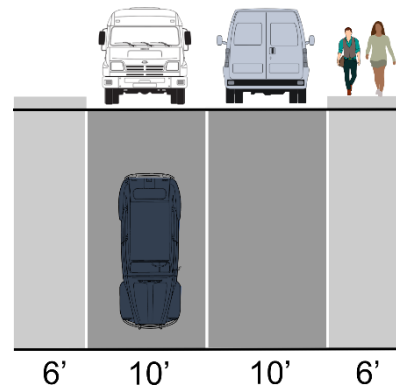
Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	Shared 35-foot spaces	Median Planting	NA
Walkway Surface	Concrete or pavers	Median Surface	NA
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	20 mph
		Bicycle Provisions	Shared 35-foot spaces
		Transit	NA



Local - Pedestrian			
Assembly		Transportation Way	
Type	Paseo	Vehicle Lanes	NA
Right-of-way	NA	Lane Width	NA
Pavement	TBD	Parking Lanes	NA
Walkway Width	Minimum 12 feet	Movement Type	NA
Walkway Surface	Concrete or pavers	Median Width	NA
Design	Additional space should be included for intended uses and furnishings (such as tables, benches, planter pots, etc.)	Median Planting	NA
		Median Surface	NA
		Target Speed	NA
		Bicycle Provisions	NA
		Transit	NA



Alley – 2 way			
Assembly		Transportation Way	
Type	Alleyway	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	20 – 32 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway	Both sides, one-side or neither	Median Planting	NA
Walkway Width	6 feet	Median Surface	NA
Walkway Surface	concrete	Target Speed	20 mph
Planter	NA	Bicycle Provisions	NA
		Transit	NA



Alley – 1 way			
Assembly		Transportation Way	
Type	Alleyway without sidewalks	Vehicle Lanes	1 lane; 1 direction
Right-of-way	16 feet	Lane Width	16 feet
Pavement	16 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	NA	Median Width	NA
Walkway Width	NA	Median Planting	NA
Walkway Surface	NA	Median Surface	NA
Planter	NA	Target Speed	20 mph
		Bicycle Provisions	NA
		Transit	NA



Open Space Standards

OS.1 OPEN SPACE STANDARDS

OS.1A Purpose

This Section provides a catalog of pre-approved Public Open Space types that are appropriate to use within walkable urban environments.

OS.1B Applicability

This section describes the guidelines for development of Public Open Spaces in the Form-Based Code Area.

The Standards shall apply to all proposed development within Form-Based Code zones and shall be considered in combination with the standards for the applicable zone.

Additional Public Open Spaces can be integrated into this section as they are approved by the City.

OS.1C Design Objective

Open Spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

OS.1D Open Space Required

Each project application that involves at least 4 acres shall be required to provide a minimum of five percent of the project area as open space. The required open space shall be designed in compliance with the applicable requirements from Table OS.1.

Each project application that includes a Public Open Space Overlay within its boundaries, as designated in the Regulating Plan Diagram, shall be required to develop the green street median, square, plaza, or other open space type in accordance with the applicable urban design concept shown in Figure RP.1. If, when a project applicant intends to submit an application to the City, an urban design concept has not been prepared and adopted in the FBC for the applicable open space type and location specified in the Regulating Plan Diagram, the applicant shall fund the preparation of a conceptual plan under the direction of the City. The City may opt to retain the services of a qualified firm to complete the plan with funding to be provided by the applicant.

TABLE OS.1 OPEN SPACE TYPES

















Open Space Type	Greenway				Green		Square		
Illustration									
Example of Intended Physical Character									
Description	A linear open space that can meet a variety of purposes, from recreational to environmental restoration.				An open space available for unstructured and limited amounts of structured recreation.		An open space available for civic purposes, unstructured and limited amounts of structured recreation.		
Size Frontage (minimum)	Variable Fronting lots encouraged to provide access and pleasant frontage.				1 acre to 15 acres 2 streets		½ acre to 5 acres 2 streets		
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, sings, benches, exercise equipment, benches, and paths.				Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities less than 5,000 square feet, benches, and paths.		Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities greater than 5,000 square feet, benches, and paths.		

TABLE OS.1 OPEN SPACE TYPES (CONT.)

Open Space Type	Plaza		Pocket Park		Playground		Community Garden			
Illustration										
Example of Intended Physical Character										
Description	An open space available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.		An open space available for informal activities in proximity to neighborhood residences.		An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.		An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.			
Size	½ to 2 ½ acres		4,000 sf to ½ acre		No minimum or maximum		No minimum or maximum			
Frontage (minimum)	2 streets		1 street		1 street		1 street			
Typical Facilities	Passive recreation, accessory structure, drinking fountains, and paths.		Passive recreation, accessory structure, drinking fountains, and paths.		Accessory structure, drinking fountains, and paths.		Accessory structure, drinking fountains, and paths.			

OS.2 URBAN DESIGN CONCEPTS

In accordance with OS.1D.2, each project application that includes a Public Open Space Overlay within its boundaries, as designated in the Regulating Plan Diagram, shall be required to develop the urban green street, green, square, plaza, or other open space type generally consistent with the applicable urban design concept depicted below. If an urban design concept has not been prepared and adopted, below, at time of project application, the applicant shall fund the preparation of a conceptual plan under the direction of the City that incorporates, at a minimum, the design elements described in the placeholder for each open space type below.

- 1.) Urban green street with median, sidewalks and curbside parking located at Mildred Street West and 21st Street (planned).

The green street design concept would include a median containing a mix of paving and plant materials that support active spaces. The design should include a promenade/ramblas filled with kiosks that sell newspapers, flowers, beverages, or other goods. Space could be provided for street traders, performers, and seating for outdoor cafes. Areas should be designed to support programmed activities such as farmers markets and arts fairs. Notable sights and facilities should be located within the promenade, including water features, imaginative play areas, and covered spaces for popular meeting points. Suggestions for street furniture and street lighting to be used in the Ramblas/Promenade would be included. The concept would include a street tree plan and suggestions for street furniture and street lighting. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

- 2.) Green, square or plaza located north of 20th Street (planned) and east of 66th Avenue West (planned).

The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian-scale lighting, and landscape features that provide visual access to the space and support active and passive uses. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

- 3.) Green, square or plaza located south of 22nd Street (planned) and west of 66th Avenue West (planned).

The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian -scale lighting, and landscape features that provide visual access to the space and support active and passive uses. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

Sections:

22.48.001 Purpose.

22.48.002 Permitted uses.

22.48.003 Accessory uses.

22.48.004 Conditional uses.

22.48.005 Administrative uses.

22.48.006 Prohibited uses.

22.48.007 Development standards.

22.48.001 Purpose.

The MUN zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate density residential development and moderately intense commercial development. In addition, the MUN district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 9, 2020).

22.48.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review

approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center, and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.
- (l) Religious institution.
- (m) Family group home, including adult family home.
- (n) Cottage housing, live-work unit, and multifamily dwelling.
- (o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (p) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1667 § 9, 2020).

22.48.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.48.002:

- (a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (b) Home occupation – Type I and Type II (subject to compliance with FMC 22.58.013).
- (c) Family day-care facility (subject to compliance with FMC 22.58.010).
- (d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).
- (e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).
- (f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1667 § 9, 2020).

22.48.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review in accordance with Chapter 22.66 FMC:

- (a) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.
- (b) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (c) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).
- (d) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1667 § 9, 2020).

22.48.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

- (a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).
- (b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

- (c) Drive-up or drive-through facility established prior to effective date of the ordinance codified in this section (modifications subject to compliance with FMC 22.60.012 and 22.64.043).
- (d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.
- (e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.
- (f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC). (Ord. 1667 § 9, 2020).

22.48.006 Prohibited uses.

The following uses are prohibited:

- (a) Vehicle wrecking yard.
- (b) Impound yard.
- (c) Junk or salvage yard.
- (d) Mini-storage or mini-warehouse.
- (e) Service station or vehicle repair.
- (f) New drive-up or drive-through facility. (Ord. 1667 § 9, 2020).

22.48.007 Development standards.

Residential density	Determined through project compliance with development standards.
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Building placement	See form-based building standards in Chapter <u>22.57</u> FMC.
Minimum height/number of stories	25 feet/2 stories above grade.
Maximum height/number of stories	50 feet/4 stories above grade.
Form-based standards	See Chapter <u>22.57</u> FMC.
Additional specific use and structure regulations	See Chapter <u>22.58</u> FMC.
Parking and circulation	See Chapter <u>22.60</u> FMC.
Landscaping regulations	See Chapter <u>22.62</u> FMC.
Design standards and guidelines	See Chapter <u>22.64</u> FMC. See also multifamily design standards and guidelines adopted by reference in Chapter <u>22.63</u> FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

(Ord. 1667 § 9, 2020).

The Fircrest Municipal Code is current through Ordinance 1684, passed April 26, 2022.

Disclaimer: The city clerk's office has the official version of the Fircrest Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.cityoffircrest.net/>

City Telephone: (253) 564-8901

Chapter 22.50

MIXED-USE URBAN DISTRICT (MUU)

Sections:

22.50.001 Purpose.

22.50.002 Permitted uses.

22.50.003 Accessory uses.

22.50.004 Conditional uses.

22.50.005 *Repealed.*

22.50.006 Administrative uses.

22.50.007 Prohibited uses.

22.50.008 Development standards.

22.50.001 Purpose.

The MUU zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support higher density residential development and more intense commercial development compared to the MUN zoning district. In addition, the MUU district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike. (Ord. 1667 § 11, 2020; Ord. 1562 § 27, 2015; Ord. 1311 § 11, 2002; Ord. 1246 § 11, 2000).

22.50.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, fitness center and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.
- (l) Religious institution.
- (m) Family group home, including adult family home.
- (n) Live-work unit and multifamily dwelling.
- (o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.
- (p) Necessary public or quasi-public utility building, structure, or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in

Chapter 22.62 FMC). Excludes substation. (Ord. 1667 § 12, 2020; Ord. 1611 § 12, 2018; Ord. 1562 § 28, 2015; Ord. 1325 § 2, 2003; Ord. 1311 § 12, 2002; Ord. 1246 § 11, 2000).

22.50.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.50.002:

- (a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).
- (b) Home occupation – Type I and Type II (subject to compliance with FMC 22.58.013).
- (c) Family day-care facility (subject to compliance with FMC 22.58.010).
- (d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).
- (e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).
- (f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director. (Ord. 1667 § 13, 2020; Ord. 1562 § 29, 2015; Ord. 1509 § 10, 2011; Ord. 1311 § 13, 2002; Ord. 1246 § 11, 2000).

22.50.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review in accordance with Chapter 22.66 FMC:

- (a) Service station established prior to effective date of the ordinance codified in this section.
- (b) Adult entertainment establishment (subject to compliance with FMC 22.58.014).
- (c) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.
- (d) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.
- (e) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).
- (f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties.

(Ord. 1667 § 14, 2020; Ord. 1611 § 13, 2018; Ord. 1562 § 30, 2015; Ord. 1311 § 14, 2002; Ord. 1246 § 11, 2000).

22.50.005 Conditional uses – Light industrial lots.

Repealed by Ord. 1562. (Ord. 1518 § 1, 2011; Ord. 1311 § 15, 2002).

22.50.006 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).

(b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

(c) Drive-up or drive-through facility established prior to effective date of the ordinance codified in this section (modifications subject to compliance with FMC 22.60.012 and 22.64.043).

(d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.

(e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.

(f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC). (Ord. 1667 § 15, 2020; Ord. 1611 § 14, 2018; Ord. 1562 § 32, 2015; Ord. 1311 § 16, 2002; Ord. 1246 § 11, 2000. Formerly 22.50.005).

22.50.007 Prohibited uses.

The following uses are prohibited:

(a) Vehicle wrecking yard.

(b) Impound yard.

(c) Junk or salvage yard.

(d) Mini-storage or mini-warehouse.

(e) New service station or vehicle repair.

(f) New drive-up or drive-through facility. (Ord. 1667 § 16, 2020; Ord. 1611 § 15, 2018; Ord. 1562 § 33, 2015; Ord. 1518 § 2, 2011; Ord. 1518 § 2, 2011; Ord. 1311 § 17, 2002).

22.50.008 Development standards.

Residential density	Determined through project compliance with development standards.
Building placement	See form-based building standards in Chapter 22.57 FMC.
Minimum height/number of stories	35 feet/3 stories above grade.
Maximum height/number of stories	80 feet/7 stories above grade.
Form-based standards	See Chapter 22.57 FMC.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.

Design standards and guidelines	See Chapter <u>22.64</u> FMC. See also multifamily design standards and guidelines adopted by reference in Chapter <u>22.63</u> FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

(Ord. 1667 § 17, 2020; Ord. 1611 § 16, 2018; Ord. 1562 § 34, 2015; Ord. 1536 § 1, 2013; Ord. 1311 § 18, 2002; Ord. 1246 § 11, 2000. Formerly 22.50.006).

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Chapter 22.54

PARK, RECREATION AND OPEN SPACE DISTRICT (PROS)

Sections:

22.54.001 Purpose.

22.54.002 Permitted uses.

22.54.003 Accessory uses.

22.54.004 Conditional uses.

22.54.005 Administrative uses.

22.54.006 Master plans.

22.54.007 Development standards.

22.54.001 Purpose.

The PROS zoning district is intended to implement the Comprehensive Plan's Parks, Recreation and Open Space land use designation. The PROS district aims to protect and preserve lands that are currently developed, used, suited, or planned for, public and/or private park, recreation and open space uses. This district is appropriate for lands acquired, proposed to be acquired, or set aside for public park and recreation use by the Comprehensive Plan and for other semi-publicly or privately owned lands that are dedicated, reserved or otherwise set aside for long-term protection of their open space qualities or recreational potential. The PROS district allows for a mix of active and passive recreational facilities which meet the needs of the community in a manner consistent with the policies of the Comprehensive Plan. (Ord. 1246 § 13, 2000).

22.54.002 Permitted uses.

Uses permitted subject to site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval, when applicable, in accordance with Chapter 22.66 FMC:

(a) Passive parks including, but not limited to: open, landscaped or natural areas; recreational trail systems; picnic areas; gardens; arboretums; viewpoints and related structures.

(b) Active parks including, but not limited to: hard and soft surface play areas; playground equipment; outdoor sports courts; lighted fields; swimming pools; and outdoor stages.

(c) Recreational buildings including, but not limited to: facilities such as gymnasiums, basketball courts, community kitchens, banquet halls, indoor stages, and meeting rooms.

(d) Off-street parking facility associated with a park, recreation, or open space use permitted in this section.

(e) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation. (Ord. 1246 § 13, 2000).

22.54.003 Accessory uses.

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.54.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(b) Other accessory use or structure which is subordinate and incidental to a principally permitted use, as determined by the director.

(c) Electric vehicle charging station (subject to compliance with FMC 22.58.025). (Ord. 1509 § 11, 2011; Ord. 1246 § 13, 2000).

22.54.004 Conditional uses.

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

(a) Personal wireless telecommunications facility which exceeds one or more standards set forth in Chapter 22.24 FMC.

(b) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Includes substations existing on the effective date of this section.

(c) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties. (Ord. 1246 § 13, 2000).

22.54.005 Administrative uses.

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC).

(b) Uses otherwise subject to site plan or conditional use permit approval which have been authorized by the hearing examiner as part of a master plan pursuant to FMC 22.54.006. (Ord. 1638 § 22, 2019; Ord. 1246 § 13, 2000).

22.54.006 Master plans.

In order to ensure timely and effective long-range planning efforts for park, recreation and open space facilities intended to be developed over an extended period of time, and to allow for streamlined review of individual improvements, a master plan for a facility may be submitted for processing as a major site plan in accordance with Chapter 22.72 FMC. For public improvements, the master planning process may be completed for a site in conjunction with the long range planning conducted for updates to the city's comprehensive park and recreation plan. Upon approval of a master plan, individual uses that would otherwise be subject to site plan or conditional use permit approval in this chapter, and which are determined by the director to be consistent with the approved master plan, may be approved in accordance with the administrative use permit review process contained in Chapter 22.70 FMC. No additional site plan or conditional use permit approval is required for these previously authorized uses. If a proposed individual use represents a substantial modification to, or departure from, the approved master plan, the proposal shall be processed as a site plan amendment in accordance with FMC 22.72.012. (Ord. 1246 § 13, 2000).

22.54.007 Development standards.

Maximum height	To be determined through the site plan review process – see Chapter <u>22.72</u> FMC.
Minimum front yard setback	25 feet.
Minimum interior side yard setback	10 feet.
Minimum side street side yard setback	15 feet.
Minimum rear yard setback	20 feet.

Maximum lot coverage for structures	25% for all structures combined.
Maximum impervious surface coverage	40% for structures and other impervious surfaces combined.
Additional specific use and structure regulations	See Chapter <u>22.58</u> FMC.
Parking and circulation	See Chapter <u>22.60</u> FMC.
Landscaping regulations	See Chapter <u>22.62</u> FMC.
Design standards	See Chapter <u>22.64</u> FMC.
Signs	See Chapter <u>22.26</u> FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with .50 being rounded up.</i>	

(Ord. 1246 § 13, 2000).

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Chapter 22.57

FORM-BASED CODE

Sections:

22.57.001 Purpose.

22.57.002 Authority.

22.57.003 Applicability.

22.57.004 Review process.

22.57.005 Form-based code adopted.

22.57.006 Amendment of form-based code.

22.57.007 Minor departure from form-based code regulating plan.

22.57.001 Purpose.

The purpose of this chapter is to establish form-based standards that will implement goals, policies, and objectives set forth in the Fircrest comprehensive plan relating to preservation of community character and community vitality, appropriate urban form, and design principles emphasizing pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation. (Ord. 1667 § 18, 2020).

22.57.002 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these form-based standards conflict with other requirements of this title, these standards shall apply unless otherwise provided. (Ord. 1667 § 18, 2020).

22.57.003 Applicability.

(a) The form-based standards adopted pursuant to this chapter shall apply to development proposed to be constructed or carried out in any areas subject to the provisions of this chapter. These include the neighborhoods, corridors, or districts identified in the comprehensive plan and reiterated below:

(1) Mixed-use urban (MUU) district.

(2) Mixed-use neighborhood (MUN) district.

(b) The form-based standards are designed to prescribe appropriate land uses, and project and site design principles relating to appropriate building types, housing mix, integration of land uses, and appropriate form for the pedestrian orientation, streetscape, and public realm in the subject area. (Ord. 1667 § 18, 2020).

22.57.004 Review process.

Administrative design review is required for development subject to compliance with the form-based standards adopted pursuant to this chapter. The city shall review applications in accordance with Chapter 22.66 FMC. In addition, for certain uses specified in a zoning district, administrative use permit approval may be required in accordance with Chapter 22.70 FMC, conditional use permit approval may be required in accordance with Chapter 22.68 FMC, or site plan approval may be required in accordance with Chapter 22.72 FMC. (Ord. 1667 § 18, 2020).

22.57.005 Form-based code adopted.

The “Fircrest Form-Based Code” is adopted by reference and contained in a separate manual. (Ord. 1667 § 18, 2020).

22.57.006 Amendment of form-based code.

(a) An amendment to the “Fircrest Form-Based Code” shall be processed in accordance with the procedures set forth in Chapter 22.78 FMC.

(b) An amendment to the text, tables, or graphics contained within the “Fircrest Form-Based Code” shall be processed as a development regulation amendment.

(c) An amendment to a regulating plan contained within the “Fircrest Form-Based Code” that requires a change to the boundaries of an underlying zoning district shall be processed as a zoning map amendment. (Ord. 1667 § 18, 2020).

22.57.007 Minor departure from form-based code regulating plan.

(a) Minor departure from the streets and open space areas configurations shown on the regulating plan established in Figure RP.1 of the “Fircrest Form-Based Code” may be approved by the review authority in accordance with FMC 22.66.006(b) and (c), and as follows:

(1) Where a planned street is shown on the regulating plan, the center line may be moved up to 50 feet in either direction if:

(A) The street will be entirely contained within one development project.

(B) The change will not result in less connectivity of the network of blocks and streets, and no new dead-end streets or offset connections will be created.

(C) No street intersection will occur within 100 feet of another street intersection or planned street intersection.

(D) The new alignment will not shift a zoning district boundary in accordance with FMC 22.30.004(a)(1).

(2) An alley may be reoriented to run north-south instead of east-west, or vice versa.

(3) Additional streets may be added to the regulating plan during review process to create a smaller block pattern; however, no streets may be deleted without being replaced.

(4) The boundaries of open space areas shown on the regulating plan may be reconfigured to reflect new or modified street rights-of-way and block configurations, if the size, location and configuration of the open space will serve the same purpose and function as originally intended by the regulating plan.

(b) Any amendment or change to the regulating plan, beyond those specified above, shall be processed in accordance with the procedures set forth in Chapter 22.78 FMC. (Ord. 1667 § 18, 2020).

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