



**CITY COUNCIL
AGENDA BILL**

City Council Regular Meeting - 06 Jul 2020

NEW
AB 7788 -
Regular Business

Olde Town Land Use Code Amendments

**Proposed Council Action:
Adopt Ordinance**

**DEPARTMENT OF
COUNCIL LIAISON
OTHER COUNCIL MEETINGS
COMP PLAN POLICY NOS.**

Development Services Christen Leeson
n/a
Feb 25, 2020 Study Session
Olde Town Subarea Plan Goal C, Policies 1.10 and 1.11, Goal L,
Policies 5.1 and 5.2

**OTHER POLICIES
EXHIBITS**

n/a
A. Proposed Ordinance
B. Olde Town Zoning Map
C. Presentation

SUMMARY STATEMENT

Introduction

This agenda bill seeks City Council authorization to adopt an ordinance to update the City's Land Use Code, Title 18, to implement certain goals, policies and immediate actions adopted by the City Council in the Olde Town Subarea Plan in 2018.

Background

The [Olde Town Subarea Plan](#) was initially adopted in 1999 and underwent an overhaul in 2018. In 2015, the Olde Town Vitality Task Force was formed to focus on the economic vitality of Front St. and E. Sunset Way. The Task Force made three key recommendations, the first of which was updating the Olde Town Subarea Plan and the Olde Town Design Standards. Following the recommendations of the Task Force, four open houses, six Planning Policy Commission meetings and six Council Land & Shore Committee meetings were held from 2016 to 2018 to update the Olde Town Plan. The Olde Town Plan update was approved by the City Council on November 19, 2018 (Ord 2849).

Proposal

An Action Program was adopted as part of the 2018 Plan overhaul and includes Immediate Actions (2019-2020), Short-Term Actions (2021-2022), and Longer-Term Actions (2023-2030) that are intended to implement the Olde Town Subarea Plan. The Administration initially proposed to implement the following six Immediate Actions (2019-2020):

Action #2: Code revisions to reduce heights to:

- 3 stories in the Central Business District (CBD);
- 3 stories in the Multifamily-High zoning district (MF-H) (E. Sunset Way only);
- 2 stories in the Single-Family Duplex zoning district (SF-D)

Action #3: Code revisions to increase impervious surface in CBD to 95% and adopt new landscape standards; increase impervious in MF-H (E. Sunset Way only) to 75% and adopt new landscape standards

Action #4: Code revisions to require ground floor commercial on Front Street

Action #5: Code revisions to allow small-scale retail in MF-H (E. Sunset Way only)

Action #6: Code revisions to remove Olde Town parcels as Transfer of Development Rights (TDR) Receiving Sites (CBD, MF-M and MF-H)

Action #15: Develop incentives that reduce parking requirements for neighborhood oriented commercial projects

The zones referenced above are shown in the attached Zoning Map (Attachment B).

Public Engagement

These proposed amendments were vetted with the public during the Olde Town Subarea Plan update (2016-2018) as well as the code amendment process. Public input for the Plan update came from the 2015 Olde Town Vitality Task Force Recommendations, four open houses, six Planning Policy Commission (PPC) meetings, six Council Land and Shore Committee meetings, and a survey which received 477 responses.

In preparation for the proposed Land Use Code amendments, the following notifications were provided to Olde Town property owners, residents, business owners and the Downtown Issaquah Association and the Chamber of Commerce:

- City website updated
- Applicants of development permits notified
- Potential applicants notified at the permit counter
- Information provided through "Notify Me" and various social medial channels
- Staff met with the Downtown Issaquah Association (DIA) twice and attended board meetings to discuss proposed amendments
- 800+ letters sent to property owners
- Neighbors notified of the potential code changes through "Notify Me" and various social media channels

City Council Review

The proposed code amendments were brought to the City Council at the Feb. 25, 2020 Study Session. Two policy questions arose during the Study Session regarding impervious surface and neighborhood oriented business.

1. Impervious Surface

The Council was concerned about the impact increasing impervious surface maximums in the Cultural and Business District and in the Multifamily-High zones (E Sunset Way, only) and the impact this would have on storm and surface water in Olde Town. Because we cannot address the potential impacts until the Storm and Surface Water Plan is updated, the Administration recommends delaying the impervious surface code update until more information is available.

2. Neighborhood-Oriented Business

The second policy question at the Study Session was in regards to Neighborhood Oriented Businesses. Olde Town Policy 4.4 states:

Retain and enhance the vitality of the historic shopping core of the City through zoning code updates that prioritize:
a) local businesses, neighborhood-serving retail, grocery, and restaurant uses; and, b) the conversion of larger, auto-oriented commercial spaces into Main Street compatible developments.

Immediate Action #15, intended to implement policy 4.4, says to "develop incentives that reduce parking requirements for neighborhood-oriented commercial projects."

As presented Feb. 25, the interest in attracting Neighborhood Oriented Businesses arose out of a community-raised concern that franchise businesses like Laz-y-boy and Dollar Tree were beginning to locate in Olde Town.

Neighborhood oriented businesses are defined here as businesses that have ten or fewer locations throughout the United States and cater to the daily and/or weekly needs of the local community. Generally, grocery stores and medical/dental services, no matter the number of locations, are accepted as neighborhood oriented businesses.

The intent of the proposal is to create an incentive to make it easier for Neighborhood Oriented Businesses to locate in Olde Town.

At the Feb. 25 City Council meeting, the City Council asked the Administration to investigate whether the ability for incentives to focus on business type rather than size/number of locations as is currently proposed. After additional research, few business incentives are available to Washington cities. Parking incentives remain the most viable, but it is possible to tailor this incentive further by providing parking incentives to neighborhood oriented businesses as described above that also meet certain land use category(s) in IMC 18.06.130 Table of Permitted Land Uses such as "Food and Beverage" or "Retail." This additional criteria would better ensure the parking incentive goes to the types of businesses the community wants.

This change in policy requires the matter be reverted back to PPC for additional discussion and a public hearing. The Administration recommends returning to PPC with this revision to the proposed code.

Options/Alternatives

The significant input received during the several open houses and public meetings informed the Plan update and set the stage for the proposed land use code amendments. The proposed amendments were deliberated, specifically described and adopted as Action Program items in the Olde Town Plan in November 2018. The proposed amendments are consistent with the implementation section of the Plan.

Should the City Council elect to deviate from these amendments by either delaying any of these proposed Code amendments; or, significantly departing from the recommendation of the Planning Policy Commission, staff may need to draft an amendment to the Olde Town Subarea Plan to ensure consistency. In this case, proposed amendments would be deliberated with the Planning Policy Commission and a public hearing would be held.

Recommendation

Based on City Council input received at the Feb. 25 Council Study Session, the Administration recommends delaying action on Immediate Action #3 regarding impervious surface and Immediate Action #15 regarding parking reductions for Neighborhood Oriented Businesses.

The Administration recommends approval of the proposed Land Use Code amendments for Olde Town Action Item #s 2, 4, 5 and 6, listed below. The amendments reflect the majority of the input received during public process and implement the goals, policies and actions adopted in the Olde Town Subarea Plan.

Action #2: Code revisions to reduce heights to:

- 3 stories in the Central Business District (CBD);
- 3 stories in the Multifamily-High zoning district (MF-H) (E. Sunset Way only);
- 2 stories in the Single-Family Duplex zoning district (SF-D)

Action #4: Code revisions to require ground floor commercial on Front Street

Action #5: Code revisions to allow small-scale retail in MF-H (E. Sunset Way only)

Action #6: Code revisions to remove Olde Town parcels as Transfer of Development Rights (TDR) Receiving Sites (CBD, MF-M and MF-H)

Next Steps

The Administration will return to PPC for discussion on the parking incentive criteria and will ensure coordination with the Storm and Surface Water Master Plan for the Olde Town impervious surface policies.

The Administration will continue to work with the Downtown Issaquah Association and other stakeholders to implement other actions as outlined in the Plan.

Financial Information

n/a

Administration's Recommendation

The Administration recommends adopting the proposed ordinance amending IMC Title 18, Land Use Code, implementing certain goals, policies and immediate actions adopted in the Olde Town Subarea Plan.

Update

n/a

Alternative(s)

- 1) Direct staff to provide additional information to be presented at the next available Council meeting. (Impact: This will slow redevelopment for existing/anticipated applicants in Olde Town.)
- 2) Direct staff to take any suggested changes made by City Council back to PPC for further discussion and development. (Impact: This will slow redevelopment for existing/anticipated applicants in Olde Town.)
- 3) Do not approve the proposed amendments and direct staff to amend the Olde Town Subarea Plan to reflect policy direction. (Impact: Some existing applicants may choose not to redevelop or be unable to develop?)
- 4) Approve some, not all of the proposed amendments and direct staff to amend the Olde Town Subarea Plan to reflect appropriate policy direction. (Impact: Some existing applicants may choose not to redevelop or be unable to develop.)

RECOMMENDATION

Administration / Development Services Department:

MOVE TO: Adopt Ordinance No._____, adopting by reference amendments to the Issaquah Municipal Code relating to the Olde Town Subarea, including amendments modifying standards for Multifamily-High (E Sunset Way only), Multifamily-Medium (Olde Town only), Cultural Business District, and Single Family-Duplex zones; Olde Town parking provisions; Transfer of Development Rights; and the Table of Permitted Uses.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ISSAQUAH, WASHINGTON, ADOPTING BY REFERENCE AMENDMENTS TO THE ISSAQUAH MUNICIPAL CODE RELATING TO THE OLDE TOWN SUB-AREA, INCLUDING AMENDMENTS MODIFYING STANDARDS FOR MULTIFAMILY-HIGH (E SUNSET WAY ONLY), MULTIFAMILY-MEDIUM (OLDE TOWN ONLY), CULTURAL BUSINESS DISTRICT, AND SINGLE FAMILY-DUPLEX ZONES; OLDE TOWN PARKING PROVISIONS; TRANSFER OF DEVELOPMENT RIGHTS; AND THE TABLE OF PERMITTED USES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Issaquah City Council adopted the Olde Town Subarea Plan May 21, 2018; and

WHEREAS, the City of Issaquah Administration developed proposed amendments to the Issaquah Municipal Code to implement the Olde Town Subarea Plan, Immediate Actions 2-6 and 15; and

WHEREAS, environmental review was done on the proposed amendments and a Determination of Nonsignificance for a non-project action was issued on August 23, 2019, for this amendment. The comment period for this decision ended on September 6, 2019, and the appeal period ended on September 20, 2019, and required notice to the State of Washington was sent on September 29, 2019; and

WHEREAS, pursuant to legal notice published in *The Issaquah Reporter* on August 23, 2019, the Planning Policy Commission held a public hearing to consider the proposed amendments on September 5, 2019 and continued the public hearing on September 26, 2019; and

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

WHEREAS, after completing the public hearing and deliberation, the Planning Policy Commission voted to recommend adoption of the proposed amendments; and

WHEREAS, the Planning Policy Commission adopted findings (Exhibit B) in support of its recommendation on September 26, 2019 and thereafter forwarded its recommendation to the City Council; and

WHEREAS, the Issaquah City Council considered the recommendation of the Planning Policy Commission at the February 25, 2020 Study Session; and

WHEREAS, since the February 25, 2020 Study Session and in response to input received at the Study Session, the Administration has determined it would be prudent to delay the proposed increase to the impervious surface maximums until completion of the City's Storm and Surface Water Plan Update; and

WHEREAS, since the February 25, 2020 Study Session and in response to input received at the Study Session, the Administration has determined it would be prudent to delay the proposed parking incentives for neighborhood oriented businesses in order to further refine and specify types of businesses to which the incentive applies; and

WHEREAS, the proposed increase to the impervious surface maximums and parking incentives for neighborhood-oriented businesses are no longer being recommended at this time; and,

WHEREAS, after reviewing the Planning Policy Commission and Administration's recommendation, the City Council desires to adopt the amendments to the Issaquah Municipal Code to implement the Olde Town Subarea Plan, Immediate Actions 2, 4,

5 and 6; and

WHEREAS, the Code revisions proposed in this Ordinance are substantively the same or within the scope of alternatives as those presented to the public during the public hearing before the Planning Policy Commission in compliance with RCW 36.70A.035(2)(b)(ii) and (iii); and

WHEREAS, the Issaquah City Council has considered the recommendations of the Planning Policy Commission, and the City of Issaquah Administration, and has determined to take the actions set forth in this ordinance. NOW THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Title 18 of the Issaquah Municipal Code Amended. Sections 18.06.130, 18.07.360, 18.09.130, 18.10.2005, 18.10.2030, 18.10.2050, of the Issaquah Municipal Code are hereby amended as set forth on Exhibit A, which is attached hereto and incorporated herein by reference as if set forth in full. These amendments adopted are those recommended by the Planning Policy Commission and the City of Issaquah Administration, which recommendation is attached to this Ordinance as Exhibit C.

Section 2. Amended TDR Map Adopted. The City's official map of TDR sending and receiving sites is hereby amended as set forth in Figure 18.10.2030 in Exhibit A. This adoption of the updated TDR map in Exhibit B hereby repeals and replaces the prior version of the City's TDR map, which was adopted as Exhibit A to Ordinance 2841.

Section 3. Ordinance to be transmitted to Department. Pursuant to RCW 36.70A.106, this Ordinance shall be transmitted to the Washington Department of Commerce as required by law.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after publication.

Passed by the City Council of the City of Issaquah, the 6th day of July 2020.

Approved by the Mayor of the City of Issaquah, the 6th day of July 2020.

MARY LOU PAULY, MAYOR

ATTEST/AUTHENTICATED:

CHRISTINE L. EGGERS, CITY CLERK

APPROVED AS TO FORM:

JAMES E. HANEY, CITY ATTORNEY

PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO.: / AB 7788

Exhibits:

- A. Issaquah Municipal Code Amendments – Legislative Format
- B. PPC Findings of Fact and Recommendation

Exhibit A: Issaquah Municipal Code Amendments – Legislative Format

18.06.130 Table of permitted land uses

Land Uses	ZONING DISTRICTS																	
	CONSERVANCY/RECREATION	RESIDENTIAL						COMMERCIAL			FACILITIES			MIN				
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
AGRICULTURE/RESOURCE																		
Botanical Gardens, Arboretum	2	2								1	1 ⁶	1	1	1	2	3		
Cooperative, Marijuana	<i>See Medical</i>																	
Commercial or Public Greenhouses	2	2								1	2 ⁶	1	1	1	2			
Christmas Tree or Produce Stands, Vendors, Seasonal: Temporary	<i>See "Temporary Use"</i>																	
Crop Production, Livestock, Orchards	2	2																
Natural Resources Research	2	2													2	2	2	
Hatchery, Fish/Fish Preserve	<i>Governed by Shoreline Master Program; see IMC 18.10.940</i>																	
Hobby Farm	2	2																
Horse Stables/Boarding/Riding Schools	2	2													2			
Horticulture: Tree Farm	2	2													2			
Kennel, Commercial/Boarding	2	2										2 ⁵	2 ⁵	2 ⁵				
Marijuana Producer (recreational)	<i>See Industrial/Intensive Commercial</i>																	
Trailhead	<i>See Recreation</i>																	
Veterinary Hospital/Clinic	<i>See Commercial: Medical</i>																	
Unclassified Ag or Resource Use	<i>See Procedure for Unclassified Uses at IMC 18.06.050(B)(3)</i>																	
MINERAL RESOURCE⁴	SIC #																	
Mineral Extracting ^{1,2}	10,12,14														2 ³			2
Asphalt/Concrete Mixing ^{2,3}	2951/3271 3273														2 ³			2
DISTRICT KEY:		SF-D = Single Family Duplex (7.26 or 14.52 du/acre)						PO = Professional Office			CF = Community Facilities							
C-Rec = Conservancy Recreation		SF-SL = Single Family Small Lot (7.26 du/acre)						CBD = Cultural and			CF-OS = Open Space							
C-Res = Conservancy Residential		MUR = Mixed Use Residential						Business District			CF-R = Recreation							
		MF-M = Multifamily Medium Density (14.52 du/acre)						R = Retail Commercial			CF-F = Facilities							

Land Uses	ZONING DISTRICTS																
	CONSERVANCY/RECREATION		RESIDENTIAL						COMMERCIAL			FACILITIES			MIN		
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS
SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre)	MF-H = Multifamily High Density (29 du/acre)						IC = Intensive Commercial M = Mineral Resource			MU = Mixed Use							
<p>FOOTNOTES KEY:</p> <p>¹ The mineral resource potential of any property within the City should be realized through predevelopment activities (clearing, grading and site preparation). In this regard, the City's Comprehensive Plan Map "Mineral Resources Lands" designates properties with mineral resource potential to be realized through predevelopment activities.</p> <p>² In accordance with IMC 18.04.400(J), permissible mineral resource activities in existence prior to August 2, 1999, are not subject to Level 2 Review.</p> <p>³ Only as an accessory use to a primary mineral extraction use in the "M" zone, or in the "IC" zone as a continuation of a mineral processing use including asphalt and concrete production and recycling, established prior to August 2, 1999. Such uses in the "IC" zone shall be subject to the development standards from the "M" zone including IMC 18.07.360, District Standards Table and IMC 18.07.525, Mineral Resource Zone ("M") Development Standards.</p> <p>⁴ Mining, processing and reclamation of any type below the water table is prohibited in Class 1 and 2 CARA. In Class 3 CARA, these activities will be reviewed under development permit.</p> <p>⁵ Outdoor accessory services and/or uses, see IMC 18.07.180, Animals – Veterinary clinic/boarding kennel/pet daycare.</p> <p>⁶ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u></p> <p>PERMITTED USE & LEVEL OF REVIEW KEY:</p> <p>0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED</p> <p>*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St.,</p> <p>Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.</p> <p>*Level 5 Review required if project is > fifteen (15) acres.</p> <p>Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.</p>																	

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RESIDENTIAL ¹																		
Dwellings, Single Family: Detached (including manufactured homes) ²	0	0	0	0	0	0	0	0	0	0	0	0	0		2 ²	2 ²		
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex ³			2 ⁴	2 ⁴	2 ⁴	2	1	1	1	2	2	2	2					
Dwellings, Single Family: (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex) ⁶					2 ⁵	2 ⁵	1	1	1	2	2	2	2					
Dwellings, Multifamily (5 or more units) ⁶							1	1	1	2	2 ²	2	2					
Assisted Living Facility					2	2	2	2	2	2	2	2	2					
Housing, Cluster from 2 – 5 acres (minimum 2 acres) ⁶	1		2 ⁴	2 ⁴	2 ^{4.5}	2 ⁵	1	1	1		2							
Housing, Cluster: 5 acres or greater ⁶	1		5	5	5	5	1	1	1		2							
Unclassified Residential Use	See Procedure for Unclassified Use at IMC 18.06.050(B)(3)																	
RESIDENTIAL: Accessory Uses																		
Accessory Dwelling Unit		0	0	0	0	0	0	0	0	0	0	0	0					
Family Day Care Center ⁷		0	0	0	0	0	0	0	0	0	0	0	0	0				
Adult Family Home/Group Care Facility, Community/Crisis Residential Center		0	0	0	0	0	0	0	0	0	0	0	0					
Resident Club House		1	1	1	1	1	1	1	1	1	1	1	1		2	2		
Home Occupations	See IMC 18.07.470 , Home occupations.																	
Satellite Dish/Broadcast and Receiving Towers ⁸		2	2	2	2	2	2	2	2	2	2	2	2					
DISTRICT KEY:																		

		ZONING DISTRICTS																
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
C-Rec = Conservancy Recreation	SF-D = Single Family Duplex (7.26 or 14.52 du/acre)	PO = Professional Office	CF = Community Facilities															
C-Res = Conservancy Residential	SF-SL = Single Family Small Lot (7.26 du/acre)	CBD = Cultural and Business District	CF-OS = Open Space															
SF-E = Single Family Suburban Estates (1.24 du/acre)	MUR = Mixed Use Residential	R = Retail Commercial	CF-R = Recreation															
SF-S = Single Family Suburban (4.5 du/acre)	MF-M = Multifamily Medium Density (14.52 du/acre)	IC = Intensive Commercial	MU = Mixed Use															
	MF-H = Multifamily High Density (29 du/acre)	M = Mineral Resource																
<p>FOOTNOTES KEY:</p> <p>¹ Level of review in this table applies to individual residential uses on existing lots. See Chapter 18.04 IMC, Procedures, for level of review required for subdivisions and/or short subdivisions.</p> <p>² Only as a caretaker facility in a CF District.</p> <p>³ Duplex proposals or proposals for groupings of two (2) single family attached dwellings shall be processed through a Level 1 or Level 2 Review regardless of the parcel size or the street frontage.</p> <p>⁴ Duplexes and/or groupings of two (2) single family attached dwellings are allowed in SF-E, SF-S and SF-SL zones through cluster housing developments only.</p> <p>⁵ Triplex/fourplex dwellings and/or groupings of three (3) or four (4) single family attached dwellings are only permitted in the SF-SL and SF-D zones through the cluster provision.</p> <p>⁶ Senior housing density bonus provision may be used to increase the base density by one-third (1/3) unit for every unit up to nine hundred fifty (950) square feet, and by two-thirds (2/3) unit for every unit up to seven hundred (700) square feet. See senior housing standards (IMC 18.07.390).</p> <p>⁷ See IMC 18.02.060 Definitions – D, “Day care operation,” for additional criteria.</p> <p>⁸ Dishes over twenty (20) inches in diameter require review. Chapter 18.22 IMC, Wireless Communication Facilities (WCF), may also apply.</p> <p>⁹ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u></p> <p>PERMITTED USE & LEVEL OF REVIEW KEY:</p> <p>0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED</p> <p>*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St.,</p> <p>Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.</p>																		

		ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL									COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M	
<p>*Level 5 Review required if project is > fifteen (15) acres.</p> <p>Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.</p> <p>Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.</p>																			

		ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL									COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M	
PUBLIC/QUASI-PUBLIC																			
Banquet/Meeting/Reception Hall (public or private)		2	2	2	2	2	2	2	2	2	2		2	2	2 ²				
Bicycle Parking Station		0	0	0	0	0	0	0	0	0	0		0	0	0	0	0		
Bus, Taxi, Van, Transit Station										2	3		2	2	2				
Cemetery and/or Nonaccessory Columbarium ³				3											2				
Church/Religious Facility w/ or w/o Accessory Day Care Center		2	2	2	2	2	2	2	2	2	2		2	2					
Community Center w/ or w/o Accessory Day Care Center		2	2	2	2	2	2	2	2	2	2		2	2	2				
Day Care Center as Accessory Use to a Public/Quasi-Public Use		2	2	2	2	2	2	2	2	2	2		2	2	2				
Environmental Improvements	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	
Essential Public Facilities																			
- Adult Family Home ¹		0	0	0	0	0	0	0	0	0	0	0	0	0					
- Facility, Correctional/Facility, Detention/Jail										3			3	3	3				
- Facility, Secure Community Transition										4	4		4	4					
- Schools, State Educational Facilities	<i>See Schools "College" or "University"</i>																		

		ZONING DISTRICTS																
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL									COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
PUBLIC/QUASI-PUBLIC																		
- Utility Facilities, Major	<i>See Utilities</i>																	
DISTRICT KEY:																		
C-Rec = Conservancy Recreation SF-D = Single Family Duplex (7.26 or 14.52 du/acre) PO = Professional Office CF = Community Facilities C-Res = Conservancy Residential SF-SL= Single Family Small Lot (7.26 du/acre) CBD = Cultural and Business District CF-OS = Open Space SF-E = Single Family Suburban Estates (1.24 du/acre) MUR = Mixed Use Residential R = Retail Commercial CF-R = Recreation SF-S = Single Family Suburban (4.5 du/acre) MF-M = Multifamily Medium Density (14.52 du/acre) IC = Intensive Commercial CF-F = Facilities MF-H = Multifamily High Density (29 du/acre) M = Mineral Resource MU = Mixed Use																		
FOOTNOTES KEY:																		
¹ Adult family home maximum allowed attendees shall not be greater than six (6). ² Permitted as an accessory use only in the Community Facilities Zone. ³ Cemeteries are prohibited in the Class 1 CARA. Best management practices (BMPs) and integrated pest management (IPM) are required for cemeteries in Class 2 and 3 CARA.																		
PERMITTED USE & LEVEL OF REVIEW KEY:																		
0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED																		
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Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.																		
*Level 5 Review required if project is > fifteen (15) acres.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
PUBLIC/QUASI-PUBLIC																		
Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		
	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
PUBLIC/QUASI-PUBLIC ¹ (Continued)																		
Unspecified Essential Public Facilities										3	3	3	3	3	3			
Funeral Home/Mortuary						3	3	3	3	3	2	2	2	1				
Government Facility: Offices; Fire/Police Station; Maintenance Site w/ or w/o Outdoor Storage ² ; etc.				2	2	2	2	2	2	2	1	1	1	1	2	2		
Memorial Chapel		2	2	2	2	2	2	2	2	2	2	2	2	2				
Museum/Art Gallery, Nonprofit						2	2	2	2	1	1	1	1	1	2			
Library						2	2	2	2	1	1	1	1	1	2			
Park and Ride Parking Lot			3	3	3	3	3	3	2	2	3	2	2	2	2	3 ²		
Social Services/Nonprofit Organizations				2	2	2	2	2	2	1	1	1	1	1	2			
Schools: Public and Private																		
- Preschool (Pre-Kindergarten)	<i>See Residential, "Family Day Care Center" and Retail/Service, "Day Care Center"</i>																	
- School, Elementary/Kindergarten			3	3	3	3	3	3	3	3	3	3	3	3	2			
- School, Junior High/Middle			3	3	3	3	3	3	3	3	3	3	3	3	2			
- School, High			3	3			3	3	3	3	3	3	3	3	2			

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
PUBLIC/QUASI-PUBLIC ¹ (Continued)																		
- School, Vocational/Technical			3	3			3	3	3	3	3	3	3	3	2			
- School, College or University			3	3			3	3	3	3	3	3	3	3	2			
- School, Business							3	3	3	3	3	3	3	3				
DISTRICT KEY: C-Rec = Conservancy Recreation du/acre C-Res = Conservancy Residential du/acre SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre) SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL = Single Family Small Lot (7.26 du/acre) MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre) MF-H = Multifamily High Density (29 du/acre) PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use																		
FOOTNOTES KEY: ¹ Allowed as shared use only. ² See Design Criteria Checklist for screening requirements.																		
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	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL									COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
PUBLIC/QUASI-PUBLIC ¹ (Continued)																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		
	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION	RESIDENTIAL									COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
Utilities																		
- Utility Facility, Major ⁴	3	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	3 ³	
- Utility Facility, Minor ^{1,4}	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2 ³	
- Wireless Communication Facility	<i>See Chapter 18.22 IMC, Wireless Communication Facilities (WCF)</i>																	
Outdoor Recreation: (open to public)²																		
- Baseball, Soccer, Football Fields			2	3	2	2	2	2	1	1	2	1	1	1	3	2		
- Campground	3	3	3												2	3		
- Boat Launching and Docking Areas	<i>Governed by Shoreline Master Program. See IMC 18.10.940, Shoreline Master Program adopted</i>																	
- Park, Neighborhood/Picnic Area/Park, Mini	2	2	2	2	2	2	2	2	1	1	1	1	1	1	2	2		
- Park, Community	2	2	2	2	2	2	2	2	1	1	1	1	1	1	2	2		
- Shooting Range															2	3		
- Stadium/Arena w/ or w/o Open Air Amphitheater									2	2	2	2	2	2				
- Swimming Pool			2	2	2	2	2	2	2	3	2	2	2	2	2			
- Tot Lot	2	2	2	2	1	1	1	1	1	1	1	1	1	2	2	2		
- Trailhead	1#																	
-- with Restroom Facilities	1#														2	2	2	
-- with Interpretive Center	1#														2	2	2	
-- Collecting Natural Materials/Historic Artifacts	1#	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
-- Special/Group Events	2#														0	0	0	
	2#														0	0	0	

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
-- Scientific Research -- Stewardship Activities	2#														0	0	0	
- Zoological Park/Garden			3												3			
<p>DISTRICT KEY:</p> <p>C-Rec = Conservancy Recreation C-Res = Conservancy Residential SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre)</p> <p>SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL = Single Family Small Lot (7.26 du/acre) MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre) MF-H = Multifamily High Density (29 du/acre)</p> <p>PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource</p> <p>CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use</p> <p>FOOTNOTES KEY:</p> <p>¹ Minor utility facility proposals shall be processed through the Level 2 Review regardless of the parcel size or street frontage. These facilities are required to meet all the approval conditions for a Level 2 Review.</p> <p>² Outdoor recreation uses, permitted in any of the Community Facilities zones, shall be processed through a Level 0 Review if the use is part of an approved Public Park Master Plan.</p> <p>³ Reference IMC 18.07.480(D)(11) for required approval criteria.</p> <p>⁴ Hazardous liquid transmission pipelines are prohibited in Class 1 CARA, and are allowed in Class 2 and 3 CARA.</p> <p>PERMITTED USE & LEVEL OF REVIEW KEY:</p> <p>#TP-NRCA zone Level 3 Review: All types of trailheads; Level 2 Review: Stewardship activities or scientific research; Level 1 Review: Collecting natural material/historic artifacts or special/group events.</p> <p>0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED</p> <p>*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St., Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards,</p>																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
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Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RECREATION – Other																		
Amusement Parlors/Video Arcades										2	2 ³	1	1	1				
Billiards and Pool Hall										2	2 ³	1	1	1	2			
Boat Launching and Docking Areas (Private)	<i>Governed by Shoreline Master Program. See IMC 18.10.940, Shoreline Master Program adopted</i>																	
Bowling Alley												1	1	1	2			
Card Room – Commercial	<i>See Chapter 5.28 IMC, Gambling</i>																	
Golf – Driving Range ^{1,2}			3 ¹	3		3	3	2	3	2								
Golf – Mini Golf										2		2	2	2	3	2		
Golf Course – w/ or w/o Club House ²			3	3	3	3	3	3	3	3		3	3	3	3	2		
Health/Fitness Club							2			2	2 ³	1	1	1	2			
Karate School, Dance/Yoga/Pilates Studio							2			2	2 ³	1	1	1	2			
Marina, Sailing Club	<i>Governed by Shoreline Master Program. See IMC 18.10.940, Shoreline Master Program adopted</i>																	
Shooting Range – Indoor												2	2	2	3			
Theater, Live and Movie										3 ³	1	1	1					

		ZONING DISTRICTS																
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RECREATION – Other																		
Unclassified Recreation Use	See Procedure for Unclassified Uses at IMC 18.06.050(B)(3)																	
DISTRICT KEY:		SF-D = Single Family Duplex (7.26 or 14.52 du/acre)					PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource					CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use						
C-Rec = Conservancy Recreation		SF-SL = Single Family Small Lot (7.26 du/acre)																
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SF-E = Single Family Suburban Estates (1.24 du/acre)		MUR = Mixed Use Residential																
SF-S = Single Family Suburban (4.5 du/acre)		MF-M = Multifamily Medium Density (14.52 du/acre)																
		MF-H = Multifamily High Density (29 du/acre)																
FOOTNOTES KEY:																		
¹ A minimum site of eight (8) acres is required for a stand-alone golf driving range in any residential district. ² Golf courses and golf driving ranges are prohibited in the Class 1 CARA. Best management practices and integrated pest management (IPM) are required for these uses in Class 2 and 3 CARA. ³ For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.																		
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Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RECREATION – Other																		
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	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
ACCESSORY & TEMPORARY																		
Accessory Structures/Uses ¹																		
- Alternative Energy System – Solar/Geothermal		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
- Alternative Energy System – Wind (Demonstration Project) ⁵										2		2	2	2	2	2		2
- Automobile Service Station	<i>See Automotive, Automotive Service Station</i>																	
- Automatic Teller Machine (ATM)						1	2	2	1	1	1	1	1	1	1			
- Columbarium (Ex. an accessory to a church) ³		1	1	1	1	1	1	1	1	1	1	1	1	1				1
- Day Care Center						2	2	2	1	1	1	1	1	1	2			
- Drive-Through Window or Station Facility with any permitted use (<i>unless noted otherwise within this table</i>)										2	3 ⁴	1	1	1	2			
- Electric vehicle infrastructure		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0
- Hazardous Waste Storage and/or Treatment Facilities, On-Site ²														3	3			
- Heliport/Helipad/Helistop										3		3	3	3	3			
DISTRICT KEY:																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
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FOOTNOTES KEY:																		
¹ Accessory structures/uses may only be permitted as “accessory” to a principal use on a site. Accessory uses, which are external to the building with the primary use, shall be reviewed according to the level established by this table regardless of the street frontage or size of site. Accessory uses within the existing building only need a Level 0 Review, except those accessory uses which require Level 3 Review. ² RCW 70.105.225 requires all local governments to designate zones for these facilities, according to state siting criteria. These facilities are prohibited in Class 1, 2 and 3 CARA. Aboveground storage tanks for hazardous substances or hazardous waste with primary and secondary containment area and spill protection plan are allowed in Class 1, 2 and 3 CARA subject to compliance with federal and state standards. Processing, storage and disposal of radioactive substances (except certain medical uses) is prohibited in Class 1, 2 and 3 CARA. ³ No additional parking is required for a columbarium when it is accessory to a church/religious facility. ⁴ Only accessory vending stands and office/professional/financial uses are permitted with drive-throughs in the CBD District. All others are prohibited. ⁵ Only as an accessory use; see IMC 18.07.137 , Alternative energy systems.																		
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		ZONING DISTRICTS																
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
		C- Res	SF- E	SF- S	SF- SL	SF- D	MUR	MF- M	MF- H	PO	CBD	MU	R	IC	CF- F	CF- R	CF- OS	M
ACCESSORY & TEMPORARY																		
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		ZONING DISTRICTS																
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
		C- Res	SF- E	SF- S	SF- SL	SF- D	MUR	MF- M	MF- H	PO	CBD	MU	R	IC	CF- F	CF- R	CF- OS	M
ACCESSORY & TEMPORARY ¹ (Continued)																		
- Nail Salon/Nail Care	<i>See Retail/Service, Personal Grooming Services</i>																	
- Satellite Dish/Broadcast and Receiving Towers ³						2				1	1	1	1	1	2			
- Vending Stand, Accessory: including espresso, flowers, food, produce, and seasonal items/Christmas trees						2				1	1	1	1	1	2			
Temporary Buildings and Uses²																		
- Buildings/Structures (temporary)						0				0	0	0	0	0	1			
- Construction Trailer		0	0	0	0	0	0	0	0	0	0	0	0	0	2			
- Private Outdoor Retail Display/Sidewalk Sale ⁵	<i>See IMC 18.07.540, Private outdoor retail display/sidewalk sales</i>																	
- Real Estate Sales Office		0	0	0	0	0	0	0	0	0	0	0	0	0				
- Vending Stand, Seasonal: (limited to produce and Christmas trees) (nonaccessory)						2				0	0	0	0	0	0			
- Vending Stand, Nonaccessory: including espresso, food, and general retail merchandise										0		0 ⁴	0 ⁴	0	1			
DISTRICT KEY:																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION		RESIDENTIAL							COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
C-Rec = Conservancy Recreation C-Res = Conservancy Residential SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre)	SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL= Single Family Small Lot (7.26 du/acre) MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre) MF-H = Multifamily High Density (29 du/acre)	PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource	CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use															
FOOTNOTES KEY: ¹ Accessory structures/uses may only be permitted as “accessory” to a principal use on a site. Accessory uses, which are external to the building with the primary use, shall be reviewed according to the level established by this table regardless of the street frontage or size of site. Accessory uses within the existing building only need a Level 0 Review, except those accessory uses which require Level 3 Review. ² Temporary buildings and/or uses shall be reviewed according to the level established by this table regardless of the street frontage or size of site. Temporary buildings or structures are required to meet the screening requirements for outdoor display unless that use is a seasonal agricultural vendor, such as a produce stand or a Christmas tree stand. Outdoor storage areas for temporary buildings or structures shall meet the screening requirements in the Design Criteria Checklist. ³ Dishes over twenty (20) inches in diameter require review. Chapter 18.22 IMC, Wireless Communication Facilities (WCF), may also apply. ⁴ Only permitted on Gilman Blvd. west of SR 900 due to the Gilman Boulevard Parkway Park and Recreation Facility. ⁵ No review required for accessory outdoor retail display or sidewalk sales; however, the display must meet the approval criteria in IMC 18.07.540 . PERMITTED USE & LEVEL OF REVIEW KEY: 0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED *Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St., Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards. *Level 5 Review required if project is > fifteen (15) acres.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M

Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC [18.10.796](#), Critical aquifer recharge areas (CARAs), and Chapter [13.29](#) IMC, Groundwater Quality Protection Standards.

Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
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AUTOMOTIVE⁴

- Automobile Emission Testing Facility														1				
- Automobile Insurance Service Center										1		2	2	1				
- Auto and Truck Maintenance/Service Shops												2	2	1				
- Car Wash												2	2	1				
- Auto Parts and Accessories (tires, batteries, etc.)	<i>See Retail/Service</i>																	
- Automobile Service Station ²										3	3 ³	3	3	1				
- Automobile and Truck Rental ¹												3	3	1				
- Automobile and Truck Sales/Dealership ¹														1				
- Automotive Wrecking or Dismantling Yard ^{1,4}														2				
- Large Vehicle and Heavy Equipment Sales/Dealership ¹ (RV, tractor trailer, construction equipment, etc.)														1				
- Motorcycle Sales and Repair												2	2	1				
- Paint and Body Repair Shops														1				
- Parking Lot or Garage, Commercial										2	2 ³	2	2	1	2 ³			
- Storage, Outdoor	<i>See Industrial/Intensive Commercial</i>																	

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
- Tire Rebuilding and Recapping														1				
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	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		
	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
FOOD AND BEVERAGE																		
Bakery, Retail ¹							2			1	1 ⁶	1	1	1	2 ³			
Banquet/Reception Hall (public or private)	<i>See Public/Quasi-Public</i>																	
Bar/Tavern (with or without Live Entertainment)										2	2 ⁶	1	1	1				
Butcher Shop/Meat Market							2			1	1 ⁶	1	1	1				
Brewery/Microbrewery/Winery ²										3	3 ⁶	3	3	1				
	<i>– Primary Use “Manufacturing,” see Manufacturing. – Primary Use “Restaurant,” see Restaurant.</i>																	
Coffee/Esspresso Stand	<i>See Accessory Use</i>																	
Confectionery/Candy Store	<i>See Retail/Service, General</i>																	
Convenience Store																		
- Intensive ⁴										3	3 ⁶	1	1	1				
- Not Intensive	<i>See Grocery Store: Neighborhood Scale</i>																	
Delicatessen (Deli)/Specialty Food Store ³							2			1	1 ⁶	1	1	1	2 ³			
Grocery Store (scale = gross floor area)																		
- Grocery Store: Large Scale (over 45,000 sq. ft.)												3	3	3				

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
FOOD AND BEVERAGE																		
- Grocery Store: Midscale (4,000 – 45,000 sq. ft.)							3			1	1 ⁶	1	1	1				
- Grocery Store: Neighborhood Scale (up to 4,000 sq. ft.)							2	3 ⁵	3 ⁵	1	1 ⁶	1	1	1	2 ³			
<p>DISTRICT KEY:</p> <p>C-Rec = Conservancy Recreation SF-D = Single Family Duplex (7.26 or 14.52 du/acre) PO = Professional Office CF = Community Facilities C-Res = Conservancy Residential SF-SL = Single Family Small Lot (7.26 du/acre) CBD = Cultural and Business District CF-OS = Open Space SF-E = Single Family Suburban MUR = Mixed Use Residential R = Retail Commercial CF-R = Recreation Estates (1.24 du/acre) MF-M = Multifamily Medium Density (14.52 du/acre) IC = Intensive Commercial CF-F = Facilities SF-S = Single Family Suburban (4.5 du/acre) MF-H = Multifamily High Density (29 du/acre) M = Mineral Resource MU = Mixed Use</p> <p>FOOTNOTES KEY:</p> <p>¹ If the majority of the square footage of the buildings or structures within the bakery are devoted to manufacturing of the product, then “manufacturing” shall be considered the primary use. The review process and development standards shall be based upon the primary use, as defined by the majority of the structure square footage. The parking requirements shall be calculated based on all the uses, as governed by Chapter 18.09 IMC, Parking.</p> <p>² If the majority of the square footage of the buildings or structures within the brewery or winery are devoted to manufacturing of the product, then “manufacturing” shall be considered the primary use. The review process and development standards shall be based upon the primary use, as defined by the majority of the structure square footage. The parking requirements shall be calculated based on all the uses, as governed by Chapter 18.09 IMC, Parking.</p> <p>³ Permitted as an accessory use only in the Community Facilities zone.</p> <p>⁴ Intensive convenience stores require a three hundred (300) foot distance radius from any children’s state-licensed grades K through 12. This requirement does not apply to day care and preschool facilities.</p> <p>⁵ Only permitted on the ground floor within a mixed use building. Prohibited as a stand-alone use. Total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft.</p> <p>⁶ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u></p> <p>PERMITTED USE & LEVEL OF REVIEW KEY:</p> <p>0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED</p> <p>*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St.,</p> <p>Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC,</p>																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
FOOD AND BEVERAGE																		
<p>Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.</p> <p>*Level 5 Review required if project is > fifteen (15) acres.</p> <p>Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.</p> <p>Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.</p>																		
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Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL					FACILITIES			MIN
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FOOD AND BEVERAGE (Continued)																		
Liquor Store										2	2 ²	1	1	1				
Restaurant/Cafe/Coffee Shop						2				2	2 ²	1	1	1	2'	2'		
Restaurant/Cafe/Coffee Shop (w/ drive-through)										2		1	1	1				
24-Hour Operation of Any Permitted Food and Beverage Use										2	2 ²	1	1	1				
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SF-E = Single Family Suburban Estates (1.24 du/acre)			MUR = Mixed Use Residential			R = Retail Commercial			CF-R = Recreation									
SF-S = Single Family Suburban (4.5 du/acre)			MF-M = Multifamily Medium Density (14.52 du/acre)			IC = Intensive Commercial			CF-F = Facilities									
						M = Mineral Resource			MU = Mixed Use									

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
MF-H = Multifamily High Density (29 du/acre)																		

FOOTNOTES KEY:

¹ Permitted as an accessory use only in the Community Facilities zone.

² For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.

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Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.

*Level 5 Review required if project is > fifteen (15) acres.

Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.

Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M

HOTEL/LODGING

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
		C- Res	SF- E	SF- S	SF- SL	SF- D	MUR	MF- M	MF- H	PO	CBD	MU	R	IC	CF- F	CF- R	CF- OS	M
Hotel, Motel, Time Share Lodging										3	3 ⁵	3	3	1				
Bed and Breakfast ² , Guest House ² , Inn						2				2	2 ⁵	2	2	1	2 ⁴			
Conference Center										3	3 ⁵	3	3	1	2 ⁴			
INDUSTRIAL/INTENSIVE COMMERCIAL																		
Adult Entertainment Facilities ³														3				
Agricultural Food Processing and Storage												3	3	2				
Boat Building, Sales and Repair ¹														2				
Building Material: Storage and Sales ¹												3	3	2				
INDUSTRIAL/INTENSIVE COMMERCIAL (Continued)																		
Canning, Bottling, Preserving and Packaging of Foods and/or Beverages											3 ⁵	3	3	1				
Cement and/or Gravel Operations	<i>See Agriculture/Resource Uses</i>																	
Clothing Fabrication														1				
Contractor/Trade Office (with accessory shop and no outdoor storage)										2		1	1	1				
Creamery, Dairy or Bottling Plant											3 ⁵	3	3	1				
Distribution Center/Warehouse/Shipping										3		3	3	2				
Feed Store and Agricultural Supply ¹											2 ⁵	2	2	1				
Gravel/Mining Extraction	<i>See Agriculture/Resource Uses</i>																	
Hazardous Waste Storage w/o Treatment Facilities	<i>See Accessory Use</i>																	
Heliport/Helipad/Helistop	<i>See Accessory Use</i>																	
DISTRICT KEY: C-Rec = Conservancy Recreation C-Res = Conservancy Residential SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre) SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL = Single Family Small Lot (7.26 du/acre) MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre) PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use																		

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Land Uses	CONSERVANCY/ RECREATION	RESIDENTIAL								COMMERCIAL					FACILITIES			MIN
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<p style="text-align: center;">MF-H = Multifamily High Density (29 du/acre)</p> <p>FOOTNOTES KEY:</p> <p>¹ See Design Criteria Checklist for screening requirements.</p> <p>² Not operated as a home occupation. For home occupation information, see Chapter 18.07 IMC.</p> <p>³ No adult entertainment facility shall be permitted to locate in any zone, including the IC zone, within the territory of the North Issaquah annexation area, as described in Ordinance No. 2255.</p> <p>⁴ Permitted as an accessory use only in the Community Facilities zone.</p> <p>⁵ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u></p> <p>PERMITTED USE & LEVEL OF REVIEW KEY:</p> <p>0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED</p> <p>*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St.,</p> <p>Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSM) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.</p> <p>*Level 5 Review required if project is > fifteen (15) acres.</p> <p>Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796, Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.</p> <p>Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.</p>																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL							COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
INDUSTRIAL/INTENSIVE COMMERCIAL																		
Manufacturing, Light (indoor and 30,000 sq. ft. or less)										3		3	3	1				
Manufacturing, General														1				
Machine Shop														1				
Marijuana Producer or Processor (recreational) ⁸														2				
Printing and Publishing						2				2	2 ²	1	1	1				
Raw Materials Processing (wood, metal, etc.) ¹														2				
Recycling Center ¹														2	3 ²			
Research and Development Lab										3				2				
Sand Blasting														3				
Storage, Outdoor														2				
Storage, Self (completely enclosed) ^{1,3}										3		2	2	1				
Welding Shop														1				
Unclassified Industrial/Intensive Use	<i>See Procedure for Unclassified Uses at IMC 18.06.050(B)(3)</i>																	
MEDICAL																		
- Ambulance/Emergency Facility (private)										2	2	2	2	1				
- Cooperative, Marijuana ⁷																		
- Drugstore/Pharmacy	<i>See Retail/Service</i>																	
- Hospital										3		3	3	2				
- Medical and Dental Offices/Massage Therapists	<i>See Office/Professional</i>																	
- Veterinary Clinic (animal)										3 ^{4,5}	2 ⁵	2 ^{5,9}	2 ⁶	2 ⁶	2 ⁶			
DISTRICT KEY:																		
C-Rec = Conservancy Recreation SF-D = Single Family Duplex (7.26 or 14.52 du/acre) PO = Professional Office CF = Community Facilities																		
C-Res = Conservancy Residential SF-SL= Single Family Small Lot (7.26 du/acre) CBD = Cultural and Business District CF-OS = Open Space																		
MUR = Mixed Use Residential CF-R = Recreation																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
INDUSTRIAL/INTENSIVE COMMERCIAL																		
SF-E = Single Family Suburban Estates (1.24 du/acre)			MF-M = Multifamily Medium Density (14.52 du/acre)						R = Retail Commercial				CF-F = Facilities					
SF-S = Single Family Suburban (4.5 du/acre)			MF-H = Multifamily High Density (29 du/acre)						IC = Intensive Commercial				MU = Mixed Use					
									M = Mineral Resource									
FOOTNOTES KEY:																		
1 See Design Criteria Checklist for screening requirements.																		
2 Permitted as an accessory use only in the Community Facilities zone.																		
3 See IMC 18.07.527 , Self-storage facility standards.																		
4 Only permitted on the ground floor within a mixed use building if over one thousand five hundred (1,500) sq. ft. Total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft. Buildings in existence prior to November 1, 2006, are not subject to mixed use or scale restrictions, but may not be expanded where scale/size limits are exceeded.																		
5 Outdoor accessory services and/or uses prohibited, see IMC 18.07.180 , Animals – Veterinary clinic/boarding kennel/pet daycare.																		
6 Outdoor accessory services and/or uses, see IMC 18.07.180 , Animals – Veterinary clinic/boarding kennel/pet daycare.																		
7 Marijuana cooperatives are prohibited in all zoning districts of the City in accord with RCW 69.51A.250 (3).																		
8 See IMC 18.07.512 , Recreational marijuana, for additional requirements. Level 2 review applies regardless of parcel size or street location; see IMC 18.04.400 , Thresholds – Level 2.																		
9 For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.																		
PERMITTED USE & LEVEL OF REVIEW KEY:																		
0 = Level 0 Review; 1 = Level 1 Review*; 2 = Level 2 Review*; 3 = Level 3 Review, regardless of size/location of parcel; 4 = Level 4 Review; 5 = Level 5 Review; NO NUMBER = NOT PERMITTED																		
*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St.,																		
Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSF) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.																		
*Level 5 Review required if project is > fifteen (15) acres.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION				RESIDENTIAL						COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
INDUSTRIAL/INTENSIVE COMMERCIAL																		
Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION				RESIDENTIAL						COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
<i>MIXED USE: A residential mixed use project shall determine permitted uses individually by this table. A mixed use project shall be reviewed under the highest level of review required by the individual proposed uses. Also see IMC 18.07.370, Residential mixed use developments.</i>																		
OFFICE/PROFESSIONAL/FINANCIAL																		
Office/Professional/Financial: Large Scale (over 30,000 sq. ft. gross floor area)										1		3	3	3	3			
Office/Professional/Financial: Midscale (4,000 – 30,000 sq. ft. gross floor area)						3				1	1 ⁴	1	1	1	1	2 ¹		
Office/Professional/Financial: Neighborhood Scale (1,500 – 4,000 sq. ft. gross floor area)				3 ²		2	3 ³	3 ³		1	1 ⁴	1	1	1	1	2 ¹		
Office/Professional/Financial: Residential Scale (1,500 sq. ft. or less gross floor area)				3 ²		2	2	2		1	1 ⁴	1	1	1	1	1 ¹		
24-Hour Operation of Any Permitted Office/Professional/Financial Use										2	2 ⁴	1	1	1				
Automatic Teller Machine (ATM)	<i>Addressed Separately; See Accessory Use</i>																	

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL							COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
Drive-Through Window/Station Facility with Any Permitted Office/Professional/Financial Use	<i>Addressed Separately; See Accessory Use</i>																	
DISTRICT KEY:																		
C-Rec = Conservancy Recreation C-Res = Conservancy Residential SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre) SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL= Single Family Small Lot (7.26 du/acre) MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre) MF-H = Multifamily High Density (29 du/acre) PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use																		
FOOTNOTES KEY:																		
¹ Permitted as an accessory use only in the Community Facilities – Recreation zone. ² Use is prohibited in the SF-SL District except where lots abut any part of Front Street or Sunset Way. Shoreline management regulations may further restrict permitted uses. Buildings in existence prior to August 2, 2006, are not subject to scale restrictions, but may not be expanded where size limits are exceeded. ³ Only permitted on the ground floor within a mixed use building. Total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft. Prohibited as a stand-alone use, except that buildings in existence prior to November 1, 2006, may be used for stand-alone office use, provided the size/scale limits (1,500 – 4,000 sq. ft.) are not exceeded. ⁴ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u>																		
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*Level 3 Review required if Level 1 or 2 proposal is ≥ three (3) acres and < fifteen (15) acres. Level 3 Review is also required for Level 1 or Level 2 proposals located on Front St., Sunset Way, NW Maple St., Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSPP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
*Level 5 Review required if project is > fifteen (15) acres.																		
Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		
RETAIL/SERVICE																		
Retail/Service – Scale and Operations: <i>Scale and operations characteristics requirements apply to all retail and service uses. The more strict applicable level of review and/or use restriction listed by scale and operation or by use shall apply.</i>																		
Retail/Service, General: Large Scale (over 30,000 sq. ft. gross floor area)												3	3	3				
Retail/Service, General: Midscale (4,000 – 30,000 sq. ft. gross floor area)						3			1	1 ³	1	1	1					
Retail/Service, General: Neighborhood Scale (4,000 sq. ft. or less gross floor area)						2		3 ²	1	1 ³	1	1	1	3 ¹				
24-Hour Operation of Any Permitted Retail/Service Use									2	2 ³	1	1	1					
- Drive-Through Window/Station Facility with Any Permitted Retail/Service Use	<i>See Accessory Use</i>																	
Retail/Service – Land Uses																		
Retail/Service, General						2		3 ²	1	1 ³	1	1	1					
Clothing and Shoe (Specialty) Service/Rental: Includes Bridal, Cobbler, Formal, Tailor, Tuxedo, Seamstress, and Uniform Shops						2		3 ²	1	1 ³	1	1	1					
Day Care Operation	<i>See Single Family</i>																	
Day Care Center						2	2	2 ²	2	2 ³	2	2	2	2 ²				

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
Dry Cleaning and Pressing Shop ⁴							2			2	2 ³	2	2	2				
Flower Stand	<i>See Accessory Use</i>																	
Garden Supply	<i>See Plant Nursery</i>																	
DISTRICT KEY:																		
C-Rec = Conservancy Recreation C-Res = Conservancy Residential SF-E = Single Family Suburban Estates (1.24 du/acre) SF-S = Single Family Suburban (4.5 du/acre) SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL = Single Family Small Lot (7.26 du/acre) MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre) MF-H = Multifamily High Density (29 du/acre) PO = Professional Office CBD = Cultural and Business District R = Retail Commercial IC = Intensive Commercial M = Mineral Resource CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities MU = Mixed Use																		
FOOTNOTES KEY:																		
¹ Permitted as an accessory use only in the Community Facilities zone.																		
² Only permitted on the ground floor within a mixed use building. Prohibited as a stand-alone use. Total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft. <u>Exception: Permitted as a stand-alone use in the MF-H zone, on E. Sunset Way only, provided the use does not exceed 4,000 gross sq. ft.</u>																		
³ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u>																		
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Newport Way, Gilman Blvd. (east of SR 900), SR 900, NW Sammamish Rd., East Lake Sammamish Parkway (ELSP), SE 56th Street west to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, Issaquah-Pine Lake Road SE, 228th Avenue SE, SE 43rd Way, West Lake Sammamish Parkway (WLSP) or any street or street segment that abuts and is generally parallel to Interstate 90 (I-90), or the site abuts I-90; see Chapter 18.04 IMC, Procedures, for details on levels of review; provided, that this provision shall not apply to property subject to Ordinance 2311, Olde Town Design Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.																		
*Level 5 Review required if project is > fifteen (15) acres.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL						COMMERCIAL				FACILITIES			MIN	
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RETAIL/SERVICE (Continued)																		
Laundromat							2		3 ^{3,2}	2	2 ²	1	1	1				
Locksmith							2				1 ²	1	1	1				
Mailing Service							2		3 ^{3,2}	1	1 ²	1	1	1	1	2 ²		
Marijuana Retailer (recreational) ⁶										2		2	2	2				
Personal Grooming Services: including Barber Shop, Beauty Shop, Hair Salon, Nail Salon and Tanning Salon							2	2 ⁷	2 ⁷	1	1 ²	1	1	1				
Pet Day Care/Pet Shop							2 ⁵				2 ^{5,2}	2 ⁶	2 ⁶	2 ⁶				
Plant Nursery: w/ or w/o Outdoor Storage ¹		2	2				2			2	2 ²	1	1	1	2 ²			
Rental Equipment Shop (w/o Outdoor Storage)										2	2 ²	2	2	1				
Studio/Gallery: (includes art, photos, pottery, and video production studios and associated retail)							2		3 ³	1	1 ²	1	1	1				
Unclassified Retail/Service Use	See Procedure for Unclassified Uses at IMC 18.06.050(B)(3)																	
DISTRICT KEY:																		

	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION				RESIDENTIAL						COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RETAIL/SERVICE (Continued)																		
C-Rec = Conservancy Recreation	SF-D = Single Family Duplex (7.26 or 14.52 du/acre) SF-SL= Single Family Small Lot (7.26 du/acre)				PO = Professional Office CBD = Cultural and Business District						CF = Community Facilities CF-OS = Open Space CF-R = Recreation CF-F = Facilities							
C-Res = Conservancy Residential	MUR = Mixed Use Residential MF-M = Multifamily Medium Density (14.52 du/acre)				R = Retail Commercial IC = Intensive Commercial M = Mineral Resource						MU = Mixed Use							
SF-E = Single Family Suburban Estates (1.24 du/acre)	MF-H = Multifamily High Density (29 du/acre)																	
SF-S = Single Family Suburban (4.5 du/acre)																		
FOOTNOTES KEY:																		
¹ See Design Criteria Checklist for screening requirements.																		
² Permitted as an accessory use only in the Community Facilities zone.																		
³ Only permitted on the ground floor within a mixed use building. Prohibited as a stand-alone use. Total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft. <u>Exception: Permitted as a stand-alone use in the MF-H zone, on E. Sunset Way only, provided the use does not exceed 4,000 gross sq. ft.</u>																		
⁴ Dry cleaning using chlorinated solvents is prohibited in Class 1, 2 and 3 CARA.																		
⁵ Outdoor accessory services and/or uses prohibited, see IMC 18.07.180 , Animals – Veterinary clinic/boarding kennel/pet daycare.																		
⁶ Outdoor accessory services and/or uses, see IMC 18.07.180 , Animals – Veterinary clinic/boarding kennel/pet daycare.																		
⁷ As a stand-alone use, size may not exceed one-thousand five-hundred (1,500) sq. ft, <u>unless the use is located on E. Sunset Way in the MF-H zone, in which case the stand-alone use may not exceed 4,000 gross sq. ft.</u> In a mixed use building, total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft.																		
⁸ See IMC 18.07.512 , Recreational marijuana, for additional requirements. Level 2 review applies regardless of parcel size or street location; see IMC 18.04.400 , Thresholds – Level 2.																		
⁹ <u>For properties with frontage on Front St. within the CBD zone, ground floor commercial use is required and must be oriented to Front St. with a minimum depth of 20 ft. The only commercial uses that satisfy this requirement are those uses that are currently allowed in the CBD and that are included under the subsections of this Table 18.06.130 titled Food and Beverage, Office/Professional/Financial, Retail/Service and Medical.</u>																		
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	ZONING DISTRICTS																	
Land Uses	CONSERVANCY/RECREATION			RESIDENTIAL							COMMERCIAL				FACILITIES			MIN
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	MUR	MF-M	MF-H	PO	CBD	MU	R	IC	CF-F	CF-R	CF-OS	M
RETAIL/SERVICE (Continued)																		
Standards, as amended by Ordinance 2352. The level of review designated on the Table of Permitted Land Uses is required for property subject to the Olde Town Design Standards.																		
*Level 5 Review required if project is > fifteen (15) acres.																		
Critical Aquifer Recharge Areas/Well Head Protection. Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 , Critical aquifer recharge areas (CARAs), and Chapter 13.29 IMC, Groundwater Quality Protection Standards.																		
Nonresidential uses that were permitted and established in the MUR Mixed Use Residential District prior to June 1, 2006, may continue as permitted uses. All subsequent MUR uses shall comply with this table.																		

[. . .]

18.07.360 District Standards Table

ZONING DISTRICTS	STANDARDS									
	DU/acre or density (maximum)	Minimum Lot Size	Front Setback ^{2,3}	Side Setback ^{2,3}	Rear Setback ^{2,3,12}	Impervious Surface ⁴	Pervious Surface ⁴	Base Building Height	Max. Building Height ¹⁰	Min. Lot Width ⁵
CONSERVANCY/RECREATION										
TP-NRCA: Tradition Plateau Natural Resource Conservation Area	Not applicable	5 acres	100 ft	100 ft	100 ft	10 %	90 %	30 ft	Not applicable	Not applicable
C-REC: Conservation Recreation		5 acres	100 ft	100 ft	100 ft	10 %	90 %	30 ft		
RESIDENTIAL										
C-RES: Conservation Residential	1 du/5 acres	5 acres	75 ft	75 ft	75 ft	10 %	90 % ⁶	30 ft	Not applicable	No minimum
SF-E: Single Family – Estates	1.24 du/acre	35,000 sq ft	30 ft	15 ft	30 ft	30 %	70 % ⁶	30 ft		135 ft
SF-S: Single Family – Suburban	4.5 du/acre	9,600 sq ft	20 ft	8 ft	10 ft	40 %	60 % ⁶	30 ft		70 ft
SF-SL: Single Family – Small Lot	7.26 du/acre	6,000 sq ft ⁸	10 ft ⁹	6 ft	20 ft	50 %	50 %	30 ft		No minimum
SF-D: Single Family – Duplex ⁷	SF Detached = 7.26 du/acre	6,000 sq ft ⁸	10 ft ⁹	6 ft	10 ft	50 %	50 %	30-25 ft or 2-stories, whichever is lower	Not applicable Same as base	50 ft
	2 Attached SF = 14.52 du/acre	2 Attached SF unit = 3,000 sq ft each unit								
	Duplex = 14.52 du/acre ⁷	Duplex = 6,000 sq ft								
MF-M: Multifamily – Medium ¹⁴	14.52 du/acre	2,500 sq ft	10 ft	7 ft	20 ft	50 %	50 %	40 ft	50 ft ¹⁰	No minimum
MF-M: Multifamily – Medium ¹⁴	14.52 du/acre	2,500 sq ft	10 ft	7 ft	20 ft	50 %	50 %	40 ft or 3-stories, whichever	Same as base	No minimum

<u>Olde Town Subarea Only</u>									<u>is lower</u>		
MF-H: Multifamily – High ¹⁴	29 du/acre	No minimum	10 ft	5 ft	20 ft	50 %	50 %	40 ft	65 ft ¹⁰	No minimum	
MF-H: Multifamily – High ¹⁴ – E. Sunset Way Only	29 du/acre	<u>No minimum</u>	<u>10 ft</u>	<u>5 ft</u>	<u>20 ft</u>	<u>50%</u>	<u>50 %</u>	<u>40 ft or 3-stories, whichever is lower-</u>	<u>Not applicable Same as base</u>	<u>No minimum</u>	

COMMERCIAL/INDUSTRIAL

PO: Professional Office			30 ft	20 ft	25 ft	65 %	35 %	40 ft	65 ft ¹⁰	
CBD: Cultural and Business District	Density limited by the impervious surface ratio, height, setbacks, etc.	No minimum	0	0	0	85 % ¹⁵	15 %	<u>4540 ft or 3-stories, whichever is lower</u>	<u>65 ft Not applicable Same as base ¹⁰</u>	Not applicable
MU: Mixed Use			10 ft	0	0	90%	10%	48 ft ¹⁶	65 ft ¹⁰	
R: Retail Commercial			10 ft	5 ft	10 ft	65 %	35 %	40 ft	65 ft ¹⁰	
IC: Intensive Commercial			10 ft	5 ft	5 ft	90 %	10 %	40 ft	65 ft ¹⁰	

COMMUNITY FACILITIES

Development Standards in Community Facilities Zone are determined by the most restrictive contiguous zoning. ¹³

PROVISIONS for the use of ADDITIONAL DEVELOPMENT based on the PURCHASE of a TDR UNIT as provided in IMC [18.10.2005](#) through [18.10.2090](#)

	DU/acre or density (maximum)	Minimum Lot Size	Setbacks	Impervious Surface ⁴	Max. Building Height	Min. Lot Width ⁵
Receiving Site for TDRs	Density limits are equal to the underlying zoning unless a development agreement is approved through a Level 5 Review in accordance with IMC 18.10.2005 through 18.10.2090	Minimum lot size is equal to underlying zoning	Setbacks at exterior site boundaries equal setbacks of underlying zone. Interior setbacks are flexible	May be increased as allowed in IMC 18.10.2050 , Receiving TDRs: Standards, applications and procedures	Building height may be increased above the maximum building height as provided in IMC 18.10.2005 through 18.10.2090	Lot width is equal to underlying zoning

CLUSTER PROVISION

Cluster Housing Standards apply to all zoning districts except TP-NRCA, C-Rec and CF ¹¹	Density equal to underlying zone	No minimum for lots contained within the cluster; however, a minimum of 2 acres is required for a cluster	Setbacks at exterior site boundaries, where the zoning is different than the abutting zoning, shall be the greater of the setback required by the site's zoning or the setback required by the adjacent zoning. There are no minimum interior setbacks, except those established by other requirements, such as building code, easements and critical areas.	Impervious and pervious surface are equal to underlying zone for the gross site, prior to subdivision or other actions. There are no minimum requirements for pervious and impervious ratios on individual lots within areas.	Building height equal to underlying zone	No minimum
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		developme nt		the cluster development.		
MINERAL RESOURCE						
M: Mining	Not applicable	10 acres	See IMC 18.07.525 , Mineral Resource Zone ("M") development standards.	Not applicable	105 ft ¹⁰	No minimum

¹ Recorded plat standards and private covenants may supersede these requirements.

² Setbacks for critical areas are established in Chapter [18.10](#) IMC, Environmental Protection. Setbacks for accessory uses are established in IMC [18.07.110](#), Accessory structures – Uninhabitable. Modification of front, rear or side setback size may be approved through administrative adjustment of standards (IMC [18.07.250](#)). In addition, one (1) of the side lot lines may be reduced to zero (0) through a development approval (review required as listed in the Table of Permitted Land Uses) for cluster/zero lot line development, as established in the cluster development standards (IMC [18.07.420](#)).

³ Planting areas may be required for parking lots or when abutting residential districts (see Chapter [18.12](#) IMC, Landscaping).

⁴ Impervious surface + pervious surface = one hundred (100) percent. Parking or pedestrian access areas that use "pervious pavers" or pervious stormwater measures shall not be counted towards the required pervious areas of the land use district. Required pervious areas shall include the following areas in order of priority:

1. Critical areas that require buffers;
2. Existing significant tree(s) or tree stands;
3. Native vegetation areas.

⁵ Minimum lot width may be modified through an approved cluster proposal (IMC [18.07.420](#)) and this District Standards Table; the required review is established in the Table of Permitted Land Uses (IMC [18.06.130](#)).

⁶ Pervious surface ratio for single family residential subdivisions is calculated within the individual lots, or a "combination" of (1) within the individual lots; and (2) common area outside the subdivision plat, and not as an additional requirement of common pervious surface for the entire single family subdivision. For example, a single family home in SF-E is required to provide seventy (70) percent pervious surface on the individual single family lot; however, the subdivision plat is not required to provide seventy (70) percent pervious surface over and above the seventy (70) percent requirement for those individual lots.

⁷ SF-D Zone: Duplexes and/or attached single family dwellings are permitted in SF-D at a density of 14.52, which is double the density of the SF-D zone, as long as a lot is at least six thousand (6,000) sq. ft. Duplexes, triplexes and fourplexes are permitted in the SF-D zone for senior housing, at a maximum density of 14.52 plus the senior housing density bonus (IMC [18.07.390](#)).

⁸ Minimum lot size for multifamily zones refers to the minimum parcel size that is required for a development in these zones. The minimum lot size does not correlate to the density, for example: 14.52 du/acre could not have two thousand four hundred (2,400) sq. ft. as the "lot size" for one (1) unit at that density because a minimum of six thousand (6,000) sq. ft. is needed for the project.

⁹ Front setbacks for infill projects must be compatible with existing neighborhood. Administrative adjustment of standards (Level 2 Review required) may be used to establish setbacks for a project which is compatible with the scale and character of the existing neighborhood.

¹⁰ The approval criteria for increasing the building height up to and including fifty (50) feet are established in IMC [18.07.355\(A\)](#). The approval criteria for increasing the building height up to and including fifty-eight (58) feet are established in IMC [18.07.355\(B\)](#). The approval criteria for increasing the building height up to and including sixty-five (65) feet are established in IMC [18.07.355\(C\)](#). The approval criteria for increasing building height in the Mineral Resource Zone are established in IMC [18.07.355\(D\)](#).

¹¹ Required approval criteria for cluster housing are listed in Chapter [18.07](#) IMC, this District Standards Table and the Table of Permitted Land Uses (IMC [18.06.130](#)).

¹² Garage setback in an alley = twenty-four (24) foot combination of required setback on the site and (usable) alley right-of-way.

¹³ See community facilities description (IMC [18.07.480](#)) for exceptions.

¹⁴ Mixed Use Projects and Nonresidential Projects in Residential Districts: (a) Nonresidential density is limited by the impervious surface ratio, height, setbacks, etc., of the underlying zoning district; (b) residential density for mixed use projects may not exceed the maximum permitted density for the underlying zoning district; (c) mixed use projects can "combine" (a) and (b) above, provided the development standards (impervious surface ratio, height, setbacks, etc.) and the maximum density for the underlying zoning district are not exceeded.

¹⁵ Through-block pedestrian connections are exempted from impervious surface calculations in the CBD zone as established in IMC [18.07.050\(D\)](#).

¹⁶ Base height may increase to fifty-four (54) feet to accommodate additional first floor height such as for Retail and Service uses (at least fifteen (15) feet tall) or Office entrance lobbies or underbuilding parking.

[. . .]

18.09.130 ~~Downtown-Old Town~~ Parking Provisions

A. Parking Reductions in the CBD Zoning District: Parking requirements for all uses located in the CBD zone may be reduced by as much as twenty-five (25) percent as follows:

1. General Reduction: Parking requirements for all uses in the CBD zone ~~may~~ shall be reduced by fifteen (15) percent in order to encourage redevelopment and promote pedestrian systems.

2. Shared Parking: An additional ten (10) percent of the required number of spaces for shared parking may be reduced in the CBD zone when the provisions of IMC [18.09.070](#)(C), Shared Parking, are met.

B. ~~Additional Provisions within the Downtown Business District/~~Old Town: The following provisions apply to the ~~downtown-business district area~~ CBD zone and MF-H zone (along E. Sunset Way only). ~~(see Figure 18.09.130, Issaquah Downtown Parking Study):~~

1. Change of Use: No additional parking shall be required for a change in use for an existing structure or the use of previously unused space within an existing structure.

2. Additions: No additional parking shall be required for structural additions that are ten (10) percent or less of the original gross floor area of the building. Additional parking shall be provided in accordance with Chapter [18.09](#) IMC for any structure addition that exceeds ten (10) percent of the original gross floor area.

~~3. Reconstruction and Demolition: The number of nonconforming parking spaces may be retained for a replacement structure when the gross floor area is not increased, required permits are approved within twelve (12) months of damage or demolition and the parking spaces provided for the replacement structure comply with the site design requirements in Chapter [18.12](#) IMC, Landscaping. Additional parking shall be provided in accordance with this chapter for that portion of any replacement structure that exceeds the original gross floor area.~~

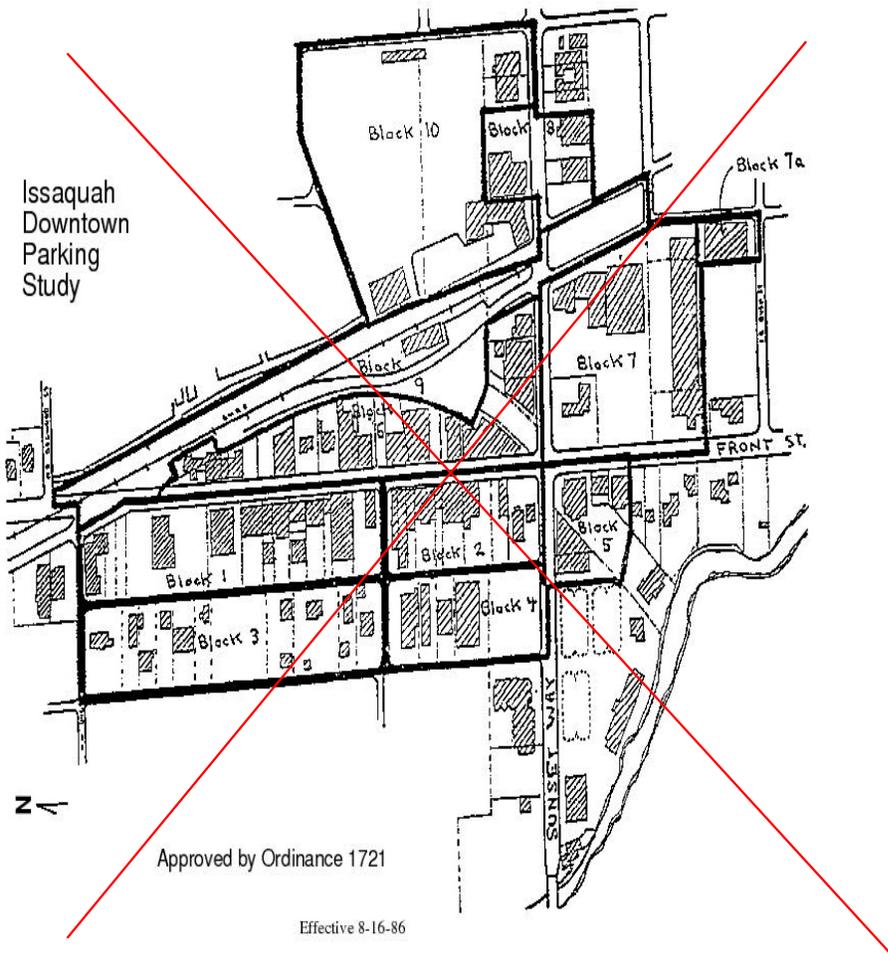
~~4. Overall Minimum: The number of parking spaces per parking lot shall not be reduced to less than the number of established spaces or the number of spaces existing as of August 15, 1986, whichever is less.~~

~~C. Displacement Parking Credit: Property that was historically used for parking purposes (as indicated in the Boundary and Topographic Survey of Issaquah Community Center done by Target Surveys Inc., dated March 17, 1986, as filed with LID), which has now been converted to landscaping and/or walkways through an easement pertaining to LID No. 10, shall be granted a displacement parking credit, calculated as follows: The property may build additional square footage for every one quarter (1/4) parking space, within the boundaries of said property, which was displaced by the LID. The occupancy of the new building space shall determine the amount of additional square footage that would be allowed for the displaced parking.~~

~~C. Review: Use of the downtown parking provision by an applicant does not require additional review and shall be reviewed along with the complete application for the project. (Ord. 2540 § 4, 2009; Ord. 2311 § 8, 2001; Ord. 2283 § 3, 2000; Ord. 2108 § 9.13, 1996).~~

Figure 18.09.130

Issaquah
Downtown
Parking
Study



[. . .]

18.10.2005 Purpose and intent of the transfer of development rights program.

The intent of the TDR program is to transfer density from eligible sending sites to eligible receiving sites through a voluntary process that will:

- A. Decrease development pressure on critical areas by providing property owners with the opportunity for a reasonable economic return by transferring development rights from parcels with these critical areas to land more suited for urban development. Key focus areas are salmon habitat, riparian corridors, and floodways throughout the Tibbetts Creek and Issaquah Creek Basins.
- B. Increase the opportunities for providing parks.
- C. Promote design and development consistent with the City's vision as established in the Comprehensive Plan; ~~Old Town Design Standards~~; Urban Villages; and the Central Issaquah Plan.
- D. Allow the transfer of development rights:
 1. Between parties, through direct sale of development rights from a qualified sending site property owner to a qualified receiving site property owner; and
 2. Between the City and a sending or receiving site property owner where the City may act as a TDR bank for development rights by purchasing TDRs from qualified sending sites and/or by pre-selling them to an applicant for use on a qualified receiving site; and
 3. Between King County's TDR bank and a City receiving site, as authorized through an interlocal TDR Agreement. (Ord. 2684 § 1 (Exh. A), 2013).

[. . .]

18.10.2030 Designation of sending and receiving sites.

Sending sites and receiving sites are established based on their ability to meet the purpose and intent and designation criteria of the TDR program.

A. TDR Sending and Receiving Sites Map: TDR sending and receiving sites are designated by the City on the TDR Sending and Receiving Sites Map, Figure 18.10.2030. The map is hereby adopted as part of this Code. Amendments to the TDR Sending and Receiving Sites Map shall be governed by the provisions set forth in Chapter 18.04 IMC.

B. Designation Criteria – Sending Sites:

1. Inside City Limits: The site is privately or publicly owned, and not zoned Tradition Plateau-Natural Resource Conservation Area (TP-NRCA), Conservancy-Recreation (C-Rec), Community Facilities-Facilities (CF-F), Community Facilities-Recreation (CF-R), Community Facilities-Open Space (CF-OS), or Conservancy-Residential (C-Res) and meets one (1) or more of the following criteria:
 - a. The site includes at least thirty (30) percent critical areas and/or required critical area buffers; or
 - b. The site is contiguous with existing public open space; or
 - c. Retention of all or part of the site in permanent open space will achieve one (1) or more of the goals and policies adopted in the Comprehensive Plan; or
 - d. The site has limited access for vehicular ingress/egress due to critical areas, excessive grade or adjacent property configuration; or reasonable access to wet utility connections; or
 - e. The site is located adjacent to a creek side restoration site; or
 - f. The site has been identified as a potential park site.

2. Outside City Limits: Through an interlocal agreement with King County, the City will set criteria for privately owned TDR sending sites outside the City limits, consistent with the provisions of an interlocal TDR agreement.

C. Designation Criteria – Receiving Sites: Parcels with more than fifty (50) percent critical area and/or their associated buffers are not eligible to be receiving sites, except for those sites that are over fifty (50) percent in the critical aquifer recharge area. Properties accessing 229th Avenue SE cannot be receiving sites because of requirements established for the 229th traffic signal. Receiving sites meet one (1) or more of the following criteria:

1. The parcel is within three-quarters (3/4) of a mile from the Issaquah Transit Center, south of I-90 and is zoned Multifamily-High, Mixed Use Residential, Retail, Intensive Commercial or Professional Office; or

2. The parcel is within one-quarter (1/4) mile of a transit stop and zoned Retail, Intensive Commercial, or Professional Office, ~~or Multifamily High within the Olde Town Subarea~~ and the site's primary access and street frontage are located on "major streets" as defined as: Gilman Boulevard east of SR 900, Front Street, Newport Way, ~~Sunset Way~~, SR 900, NW Sammamish Road, NW Maple Street, East Lake Sammamish Parkway (ELSP), SE 56th Street to one thousand two hundred (1,200) feet east of ELSP, Issaquah-Fall City Road, or Issaquah-Pine Lake Road SE; or
3. The parcel is a ~~CBD~~ or multifamily zoned property ~~within the Olde Town Design Standards area~~ or located within the Central Issaquah Plan area; or
4. The parcel is within the existing development area or established expansion areas of an urban village.

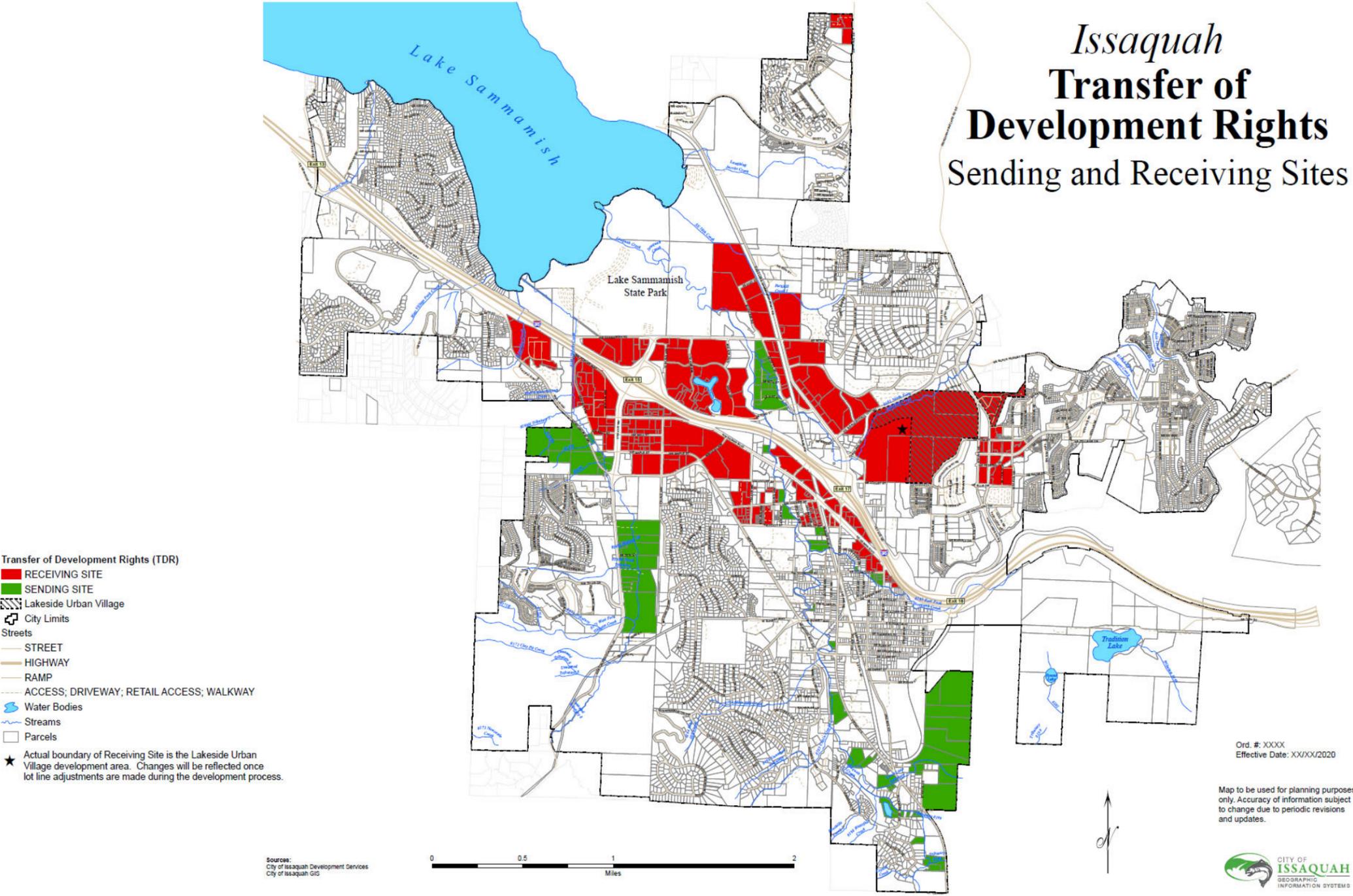
Transfer of TDRs into a UV project subject to a development agreement shall be subject to the following:

- a. The TDRs shall be in addition to and not as a substitute for the development rights as specified in the development agreement.
- b. The TDRs shall not cause any of the existing or planned infrastructure to fall below the infrastructure's capacity to handle the maximum density as set forth in the development agreement.
- c. The property owner seeking the TDRs shall, as determined by the Master Developer, reimburse the Master Developer (1) a pro rata share of the costs of installed or required infrastructure and paid mitigations; and (2) a pro rata share of the costs for entitlement allocation.
- d. The property owner seeking the TDRs shall mitigate all other increased adverse environmental and other impacts of the additional TDRs.

D. TDR Map Amendments:

1. Adding a Sending Site: A proposal to add a sending site to the TDR Sending and Receiving Sites Map shall be reviewed as a Land Use Code amendment, Level 1 review (IMC [18.04.330](#) through [18.04.360](#)). Review and decisions shall be made based on the proposal's ability to meet the criteria established in this chapter.
2. Adding a Receiving Site: a proposal to add a receiving site to the TDR Sending and Receiving Sites Map shall be reviewed as a Land Use Code amendment, Level 3 review (IMC [18.04.410](#) through [18.04.450](#)). Reviews and decisions shall be made based on the proposal's ability to meet the criteria established in this chapter. (Ord. 2841 § 4, 2018; Ord. 2684 § 1 (Exh. A), 2013).

Figure 18.10.2030: TDR Sending & Receiving Sites Map



[...]

18.10.2050 Receiving TDRs – Standards, applications and procedures.

A. Standards for Transferring Development Rights to a Receiving Site: Certified development rights can be accommodated on a receiving site based on the following design and development criteria:

1. Applicability: Receiving sites may use the purchased TDRs to meet the provisions of an approved development agreement or to exceed the allowable development for new development or modification to existing development, in accordance with this chapter; provided, that all development and design standards required by the underlying zoning district shall be met, unless the standards are adjusted through IMC [18.07.250](#), Administrative adjustment of standards.

2. Residential Dwelling Units: Additional residential density may be approved through a Level 3 (IMC [18.04.410](#) through [18.04.450](#)) review based on the following residential density limits in the following table:

Table 18.10.2050 (A)(2): Residential Density	
TDR Value: 1 TDR = one dwelling unit up to the following limits:	
Receiving Site Zone (Underlying Zoning)	Density Limits (Increase of 25%)
MF-M & MUR (14.52 dwelling units per acre)	18 dwelling units per acre
MF-H (29 dwelling units per acre)	36 dwelling units per acre
Other Zones, including UV	36 dwelling units per acre; or as specifically allowed through a development agreement or the Central Issaquah Development and Design Standards
UV-SF, UV-MF, UV-COM/RET, UV-MUR (Issaquah Highlands)	No additional residential density allowed as per Chapter 18.19B IMC, Issaquah Highlands, WSDOT TDR, and TOD Replacement Regulations, Subsequent to Development Agreement Termination

3. Building Height and/or Gross Floor Area: The maximum building height for all zoning districts is established in IMC [18.07.360](#), District standards table. Through transfer of development rights, a receiving site may propose additional square footage of gross floor area above the base building height or maximum building height as established in the following table:

Table 18.10.2050 (A)(3) Process and Conditions for Maximum Building Heights for Receiving Sites ^{1, 2*}		
Receiving Site Zoning District	Maximum building height allowed in underlying zoning district in IMC 18.07.360 , District standards table	Process and Conditions for Maximum Building Height with Purchase of TDRs
		Administrative Adjustment of Standards ²
TDR Value:	NA	1 TDR = 1,200 sq. ft.⁶⁴
MF-M	50 ft.	65 ft.
MF-H ³	65 ft.	65 ft.
PO	65 ft.	80 ft.
R	65 ft.	80 ft.
IC	65 ft.	80 ft.
CBD⁴	65 ft.	80 ft.
CF-F	Determined by the most restrictive contiguous zoning	
CF-R	Determined by the most restrictive contiguous zoning	

Table 18.10.2050 (A)(3) Process and Conditions for Maximum Building Heights for Receiving Sites ^{1, 2*}		
Receiving Site Zoning District	Maximum building height allowed in underlying zoning district in IMC 18.07.360 , District standards table	Process and Conditions for Maximum Building Height with Purchase of TDRs
		Administrative Adjustment of Standards ²
TDR Value:	NA	1 TDR = 1,200 sq. ft.^{6d}
UV	Determined by the development agreement	
UV-SF, UV-MF, UV-COM/RET, UV-MUR (Issaquah Highlands)	No additional building height allowed as per Chapter 18.19B IMC, Issaquah Highlands, WSDOT TDR, and TOD Replacement Regulations, Subsequent to Development Agreement Termination	

¹ Maximum height for structures in shoreline jurisdictions is thirty-five (35) feet (Issaquah Shoreline Master Program).

² The complete receiving site proposal is processed as established in IMC [18.06.130](#), Table of Permitted Land Uses, based on the review process for the proposed land use in the underlying zoning district.

³ ~~Receiving site parcels zoned MF-H (along Sunset Way) are not permitted additional height above the maximum building height due to their small lot size. Other MF-H receiving sites (on South Front Street) are not permitted additional height to be consistent with the other MF-H receiving sites.~~

⁴ ~~All projects in the CBD are required to meet the Olde Town Design Standards.~~

^{6d} For properties located in the Central Issaquah Plan area, refer to that document for allowed heights.

^{6e} Purchased TDRs from sending sites may be subject to an exchange rate, as determined by the Designated Official or through King County's TDR Bank, as appropriate.

4. Impervious Surface Limits: Impervious surface limits on the receiving site may be increased as defined in the following table:

Table 18.10.2050 (A)(4) Process and Conditions for Impervious Surface Ratio Limits in Receiving Sites			
TDR value: 1 TDR = 1,200 sq. ft.^{6d}			
Receiving Site Zoning District	Impervious Surface Ratio Allowed in Underlying Zoning District IMC 18.07.360 , District standards table	Process and Conditions for Impervious Surface Ratio Limit with Purchase of TDRs	
		Administrative Adjustment of Standards ²	Development Agreement reviewed and approved through a Level 3 review
		Conditions: Meet the conditions established in IMC 18.07.350 , Other standards not identified	Conditions: Commercial and mixed use (commercial and residential) projects are required to meet Olde Town Design Standards for CBD³
MF-M Multifamily – Medium	50%	65%	75%
MF-H Multifamily – High	50%	65%	75%
PO Professional Office	65%	80%	90%
R Retail	65%	80%	90%
IC Intensive Commercial	65%	80%	90%
CBD Cultural and Business District*	85%	95%³	N/A
UV	Determined through the provisions of the development		

Table 18.10.2050 (A)(4) Process and Conditions for Impervious Surface Ratio Limits in Receiving Sites			
TDR value: 1 TDR = 1,200 sq. ft ⁶³			
Receiving Site Zoning District	Impervious Surface Ratio Allowed in Underlying Zoning District IMC 18.07.360 , District standards table	Process and Conditions for Impervious Surface Ratio Limit with Purchase of TDRs	
		Administrative Adjustment of Standards:	Development Agreement reviewed and approved through a Level 3 review
		Conditions: Meet the conditions established in IMC 18.07.350 , Other standards not identified	Conditions: Commercial and mixed use (commercial and residential) projects are required to meet Olde Town Design Standards for CBD³
		agreement	
Central Issaquah Plan zones	Refer to the Central Issaquah Plan for standards		
UV-SF, UV-MF, UV-COM/RET, UV-MUR (Issaquah Highlands)	N/A already 100% impervious allowed		

¹ The critical aquifer recharge area is identified on maps in the Permit Center and includes wellhead protection areas based on one (1), five (5) and ten (10) year capture zones.

² The complete receiving site proposal is processed as established in IMC [18.06.130](#), Table of Permitted Land Uses, based on the review process for the proposed land use in the underlying zoning district.

³ ~~Multifamily projects are required to meet Olde Town Design Standards for MF-M and MF-H Districts.~~

⁴ ~~All projects in the CBD are required to meet the Olde Town Design Standards.~~

⁶³ Purchased TDRs from sending sites may be subject to an exchange rate, as determined by the Designated Official or through King County's TDR bank, as appropriate.

Exhibit B: PPC Findings of Fact and Recommendation

**CITY OF ISSAQUAH
PLANNING POLICY COMMISSION**

<p>IN THE MATTER OF CONSIDERING AMENDMENTS TO THE ISSAQUAH MUNICIPAL CODE REGARDING THE OLDE TOWN SUBAREA, INCLUDING:</p> <ol style="list-style-type: none"> 1. IMC 18.02.160 – N Definitions 2. IMC 18.06.130 Table of Permitted Land Uses 3. IMC 18.07.360 District Standards Table 4. IMC 18.09.130 Downtown Parking Provisions 5. Transfer of Development Rights <ol style="list-style-type: none"> a) IMC 18.10.2005 Purpose and intent of the Transfer of Development Rights Program; b) IMC 18.10.2030 Designation of sending and receiving sites; and c) IMC 18.10.2050 Receiving TDRs – Standards, applications and procedures. 	<p>)))</p>	<p>FINDINGS OF FACT, PROPOSED AMENDMENT DOCKET, REVIEW RATIONALE AND RECOMMENDATION</p>
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WHEREAS, pursuant to requirements of the Growth Management Act {RCW 36.70A.106 Comprehensive Plans—Development Regulations}; and the Issaquah Land Use Code {IMC 18.04.100-1 Levels of Review; and Chapter 18.04 IMC Appendix: Level 6 Review – Comprehensive Plan and Land Use Code Amendments}, the Planning Policy Commission (PPC) reviewed the proposed amendments to the Issaquah Municipal Code; and

WHEREAS, this amendment process is consistent with the Comprehensive Plan’s Goals and Policies; and

WHEREAS, environmental review was done on the proposed amendments and a Determination of Nonsignificance for a non-project action was issued on August 23, 2019, for this amendment. The comment period for this decision ended on September 6, 2019, and the appeal period ended on September 20, 2019; and

WHEREAS, these amendments are directly related to the Olde Town Subarea Plan, updated in 2018 and including specific implementation titled Action Program;

WHEREAS, outreach for the Olde Town Subarea Plan included four open houses, six Planning Policy Commission meetings and six Land & Shore Council Committee meetings (all open to the public) were held during the Olde Town Plan update from 2016 to 2018. During this time, the Plan and the Action Program were adopted.

WHEREAS, the Planning Policy Commission discussed the Olde Town Code Amendments on August 8, 2019 and August 22, 2019 and held the public hearing on September 5, 2019 and continued to September 26, 2019. Prior to the August 8, 2019 meeting, the Olde Town page on the City website was updated and neighbors were notified of the proposed amendments through Notify Me and various social media channels. Prior to the September 26, 2019 continued public hearing, over 800 letters were sent to property owners in Olde Town that are affected by the proposed amendments, notifying them of the continued public hearing.

WHEREAS, the public review process for the proposed amendments included a Planning Policy Commission public hearing on September 5, 2019 and continued to September 26, 2019 to: 1) review the proposed amendments, and 2) take public comments on the proposed amendments. Required notice to the

State of Washington was sent on August 29, 2019. Legal notice of the public hearing was published in *The Issaquah Reporter* on August 23, 2019. The public hearing was held on September 5, 2019 and continued to September 26, 2019. Prior to the September 26, 2019 continued public hearing, over 800 letters were sent to property owners in Olde Town that are affected by the proposed amendments, notifying them of the continued public hearing. The Planning Policy Commission made their recommendation to City Council on these amendments, after hearing comments from the public and closing the public hearing; and

WHEREAS, all persons desiring to comment on the proposed amendments were given a full and complete opportunity to be heard;

THEREFORE, the Planning Policy Commission is now satisfied that the amendments are sufficiently considered, and hereby makes and enters the following:

**I. FINDINGS OF FACT
PROPOSED DOCKET OF AMENDMENTS, REVIEW, RATIONALE, AND RECOMMENDATION**

-Amendment 1-

IMC 18.02.160 – N – Definitions

PROPOSED AMENDMENT: The amendment defines a new term, “Neighborhood Oriented Business” for the purpose of creating a category of businesses that cater to the daily and/or weekly needs of the local community, with the intent that many local residents will walk and/or bike to these businesses. This provision coincides with offering a small parking reduction as an incentive to neighborhood-oriented businesses as a way to encourage them to locate in Olde Town. The intent is not to eliminate existing businesses. The new definition would not affect existing businesses.

RATIONALE: This amendment is consistent with the City’s desire to foster a variety of businesses in Olde Town while recognizing that many of the residents and employees in Olde Town could benefit from Neighborhood Oriented Businesses. This amendment implements Olde Town Subarea Plan Immediate Actions #15: *Develop incentives that reduce parking requirements for neighborhood-oriented commercial projects.*

RECOMMENDATION: On September 26, 2019, PPC recommended that Amendment 1, amending the IMC 18.02.160 – N – Definitions, be approved as an amendment to the Issaquah Municipal Code.

-Amendment 2-

IMC 18.06.130 Table of Permitted Land Uses

PROPOSED AMENDMENT: The amendment allows small scale retail in Multifamily- High (MF-H) zoning district along East Sunset Way only as a method of providing for a variety of retail uses in Olde Town. This amendment also requires new projects to have ground floor commercial in the Cultural and Business District (CBD) for those properties that have frontage along Front Street, as a method of having an active commercial use along the street frontage of Front Street. These types of uses add vitality to the area and potentially increase the amount of people visiting Front Street businesses. These amendments implement Olde Town Subarea Plan Immediate Actions #4: *... Code revisions to require ground floor commercial on Front Street;* and #5: *... Code revisions to allow small-scale retail in MF-H (E. Sunset Way only).*

RATIONALE: This amendment is consistent with the City’s desire to foster a variety of businesses in Olde Town while recognizing that existing businesses could benefit from these additional commercial and retail businesses.

RECOMMENDATION: On September 26, 2019, PPC recommended that Amendment 2, amending the IMC 18.06.130 Table of Permitted Land Uses, be approved as an amendment to the Issaquah Municipal Code.

-Amendment 3-

IMC 18.07.360 District Standards Table

PROPOSED AMENDMENT: The amendment requires that new projects in the CBD and MF-H (East Sunset Way only) have a height limitation of three stories or 40 feet, whichever is lower. This amendment also requires that new projects in the Single Family-Duplex (SF-D) zoning district have a height limitation of two stories or 25 feet, whichever is lower. In conjunction with the lower heights, new projects in these the CBD and MF-H (East Sunset Way only) would also have an increase in the allowed impervious surface: CBD allowed 95% impervious and MF-H (East Sunset Way only) allowed 75% impervious surface. These amendments are intended to keep the small-scale pedestrian friendly atmosphere desired in Olde Town. These amendments implement Olde Town Subarea Plan Immediate Actions #2: ... *Code revisions to reduce heights to 3 stories in CBD; 3 stories in MF-H (E. Sunset Way only); 2 stories in SF-D; and #3: ... Code revisions to increase impervious surface in CBD to 95% and adopt new landscape standards; increase impervious in MF-H (E. Sunset Way only) to 75% and adopt new landscape standards.*

RATIONALE: This amendment is consistent with the City’s desire to keep the small-scale pedestrian friendly atmosphere of Olde Town, as described in the Olde Town Subarea Plan.

RECOMMENDATION: On September 26, 2019, PPC recommended that Amendment 3, amending the IMC 18.07.360 District Standards Table, be approved as an amendment to the Issaquah Municipal Code.

-Amendment 4-

IMC 18.09.130 Downtown Parking Provisions

PROPOSED AMENDMENT: These amendments provide for an expansion of the provision for no additional parking required for a Change of Use to parts of the CBD zoning district and MF-H along East Sunset Way. In addition, this amendment provides a small reduction in required parking for new Neighborhood Oriented Businesses in the CBD zoning district. These amendments implement Olde Town Subarea Plan Immediate Actions #7: ... *update private parking requirements for new development; and #15: Develop incentives that reduce parking requirements for neighborhood-oriented commercial projects.*

RATIONALE: This amendment is consistent with the City’s desire to foster a variety of businesses in Olde Town while recognizing that Olde Town has different challenges for businesses than, for example, businesses on Gilman Boulevard or in Issaquah Highlands. Creative parking solutions allow more tools that help new businesses to be successful in Olde Town.

RECOMMENDATION: On September 26, 2019, PPC recommended that Amendment 4, amending the IMC 18.09.130 Downtown Parking Provisions, be approved as an amendment to the Issaquah Municipal Code.

-Amendment 5-

Transfer of Development Rights: a) IMC 18.10.2005 Purpose and intent of the Transfer of Development Rights Program; b) IMC 18.10.2030 Designation of sending and receiving sites; and c) IMC 18.10.2050 Receiving TDRs – Standards, applications and procedures

PROPOSED AMENDMENT: These amendments remove all of the Transfer of Development Rights receiving sites from Olde Town, including those in the CBD, MF-H and Multifamily-Medium zoning

districts. This removes the ability for additional density or height in these areas, while narrowing the amount of receiving sites in the City to Central Issaquah and a small part of Issaquah Highlands. This amendment implements Olde Town Subarea Plan Immediate Actions #6: *Code revisions to remove Olde Town parcels as Transfer of Development Rights Receiving Sites (CBD, MF-M and MF-H).*

RATIONALE: This amendment is consistent with the City’s desire to keep the small-scale pedestrian friendly atmosphere in Olde Town, as described in the Olde Town Subarea Plan. This also ensures that those City sites receiving additional height and density through the transfer of development rights are located in Central Issaquah or a small part of Issaquah Highlands.

RECOMMENDATION: On September 26, 2019, PPC recommended that Amendment 5, amending the Transfer of Development Rights: a) IMC 18.10.2005 Purpose and intent of the Transfer of Development Rights Program; b) IMC 18.10.2030 Designation of sending and receiving sites; and c) IMC 18.10.2050 Receiving TDRs – Standards, applications and procedures, be approved as an amendment to the Issaquah Municipal Code.

II. REASONS FOR ACTION

Having made the Findings set forth above, the Planning Policy Commission makes the following conclusions:

-1-

The proposed amendments are reviewed through a Level 6 Review process as required by IMC 18.04.100-1 Levels of Review. The Planning Policy Commission is responsible for reviewing and making a recommendation to the City Council on Land Use Code Amendments.

-2-

The Planning Policy Commission determined that the proposed amendments are consistent with:

1. Requirements of the Growth Management Act {RCW 36.70A.106 Comprehensive Plans—Development Regulations}; and
2. Issaquah Comprehensive Plan {Land Use Element; Economic Vitality Element}; and
3. Issaquah Land Use Code {IMC 18.04.100-1 Levels of Review}.

III. ACTION TAKEN

It is for these reasons that the Issaquah Planning Policy Commission decided to recommend approval of these amendments as submitted to the City Council.

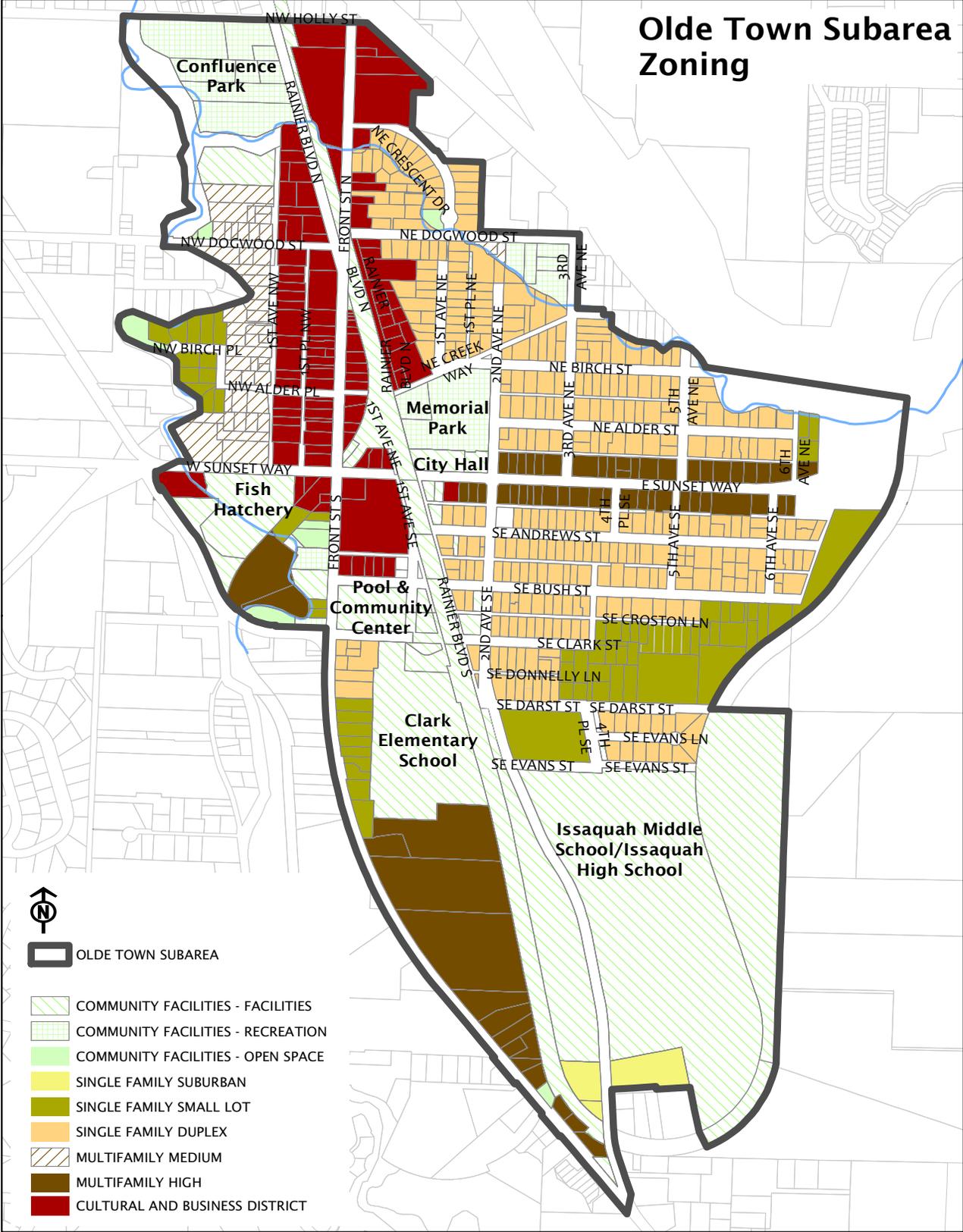


Issaquah Planning Policy Commission

September 26, 2019

Date Signed

Olde Town Subarea Zoning





CITY OF
ISSAQUAH
WASHINGTON

Olde Town Implementation

JULY 6, 2020 | CITY COUNCIL REGULAR MEETING

CHRISTEN LEESON, SENIOR PLANNER





Purpose

- Continue discussion on proposed Olde Town Code Amendments (continued from February 25th)
- Take action on an ordinance

Background

IMMEDIATE ACTIONS (2019 – 2020)

1. New Architectural Standards and Design Guidelines in CBD, MF-H (E. Sunset Way only), SF-D zones.
2. Code revisions to reduce heights to 3 stories in CBD; 3 stories in MF-H (E. Sunset Way only); 2 stories in SF-D.
3. Code revisions to increase impervious surface in CBD to 95% and adopt new landscape standards; increase impervious in MF-H (E. Sunset Way only) to 75% and adopt new landscape standards.
4. Code revisions to require ground floor commercial on Front Street;
5. Code revisions to allow small-scale retail in MF-H (E. Sunset Way only);
6. Code revisions to remove Olde Town parcels as Transfer of Development Receiving Sites (CBD, MF-M and MF-H);
7. Parking analysis to increase public parking availability and update private parking requirements for new development.
8. Work with King County Metro, Sound Transit and other service providers to add routes, increase frequency of service, and increase service options.
9. Implement improvements that discourage cut-through traffic in neighborhoods (follow through from 2017 temporary measures).
10. Market historic downtown Issaquah and support Downtown Issaquah Association (DIA).
11. Prepare an inventory of missing pedestrian and bicycle facilities and look to increase crosswalks and connectivity.
12. Fund and build the remaining portion of Phase I, (Front Street, Sunset to Alder), Phase III (Front Street, Alder to Dogwood) and Front Street, Dogwood to Gilman, of the Downtown Streetscape Conceptual Plan.
13. Collaborate with the Downtown Issaquah Association (DIA) to identify funding for and implement the Downtown Streetscape Conceptual Plan.
14. Replace Front Street street trees in accordance with the Downtown Streetscape Conceptual Plan.
15. Develop incentives that reduce parking requirements for neighborhood-oriented commercial projects.
16. Code revisions to expand the Sidewalk Use District (IMC 12.05) to Olde Town to afford Olde Town businesses the same predictability that was given to retailers in the Highlands and Rowley.
17. Review the Olde Town Boundaries within 12 months of adoption of new Architectural Standards and Design guidelines.
18. Amend the Downtown Streetscape Conceptual Plan to require lighting and utility poles be consistent with Olde Town character.
19. Promote the Sustainable Building Action Plan Strategies including solar energy systems with applicants during the permit process.



Background

IMMEDIATE ACTIONS (2019 – 2020)

1. New Architectural Standards and Design Guidelines in CBD, MF-H (E. Sunset Way only), SF-D zones
 2. Code revisions to reduce heights to 3 stories in CBD; 3 stories in MF-H (E. Sunset Way only); 2 stories in SF-D
 3. Code revisions to increase impervious surface in CBD to 95% and adopt new landscape standards; increase impervious in MF-H (E. Sunset Way only) to 75% and adopt new landscape standards
 4. Code revisions to require ground floor commercial on Front Street
 5. Code revisions to allow small-scale retail in MF-H (E. Sunset Way only);
 6. Code revisions to remove Olde Town parcels as Transfer of Development Receiving Sites (CBD, MF-M and MF-H)
 7. Parking analysis to increase public parking availability and update private parking requirements for new development
- 

Background

IMMEDIATE ACTIONS (2019 – 2020) continued..

- 8. Work with King County Metro, Sound Transit and other service providers to add routes, increase frequency of service, and increase service options.
- 9. Implement improvements that discourage cut-through traffic in neighborhoods (follow through from 2017 temporary measures).
- 10. Market historic downtown Issaquah and support Downtown Issaquah Association (DIA).
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Background

IMMEDIATE ACTIONS (2019 – 2020) continued..

- 14. Replace Front Street street trees in accordance with the Downtown Streetscape Conceptual Plan.
 - 15. Develop incentives that reduce parking requirements for neighborhood-oriented commercial projects.
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- 

Council Concerns

01

Increasing
impervious surface in
CBD to 95% and in
MF-H to 75%

02

Looking for
incentives besides
parking reductions
for Neighborhood
Oriented Businesses

Council Concerns

01

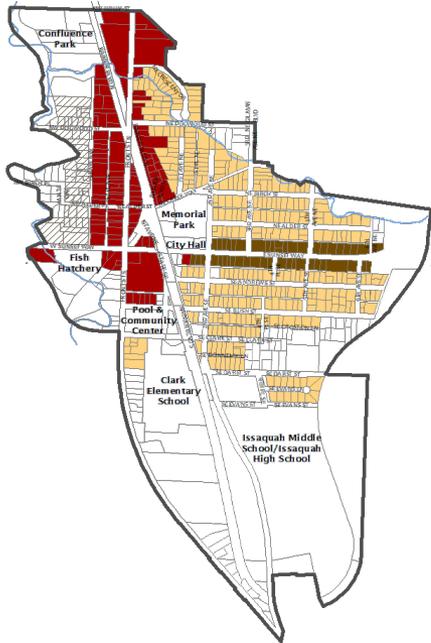
Impervious: Will address again once Storm and Surface Water Master Plan is updated

02

Will take back to PPC to narrow types of businesses

Immediate Action 2 and Proposed Amendment

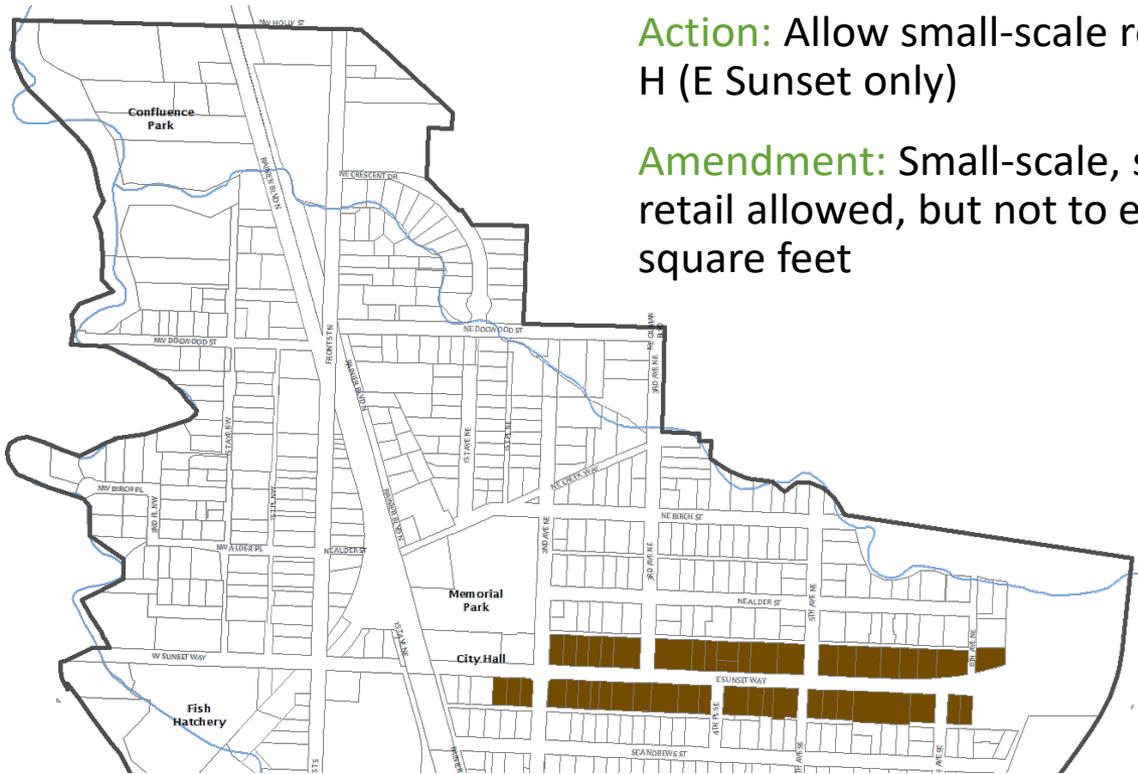
Action: Reduce heights to 3 stories in CBD and MFH (E. Sunset Way only); 2 stories in SF-D



Amendment:

Zone	Height	Existing	Proposed
CBD	Base	45'	40 ft or 3 stories, whichever is lower
	Max	65'	No longer applicable
MF-H	Base	40'	40 ft or 3 stories, whichever is lower
	Max	65'	No longer applicable
MF-M	Base	40'	40 ft or 3 stories, whichever is lower
	Max	50'	No longer applicable
SF-D	Base	30'	25' or 2 stories, whichever is lower
	Max	Not Applicable	No change

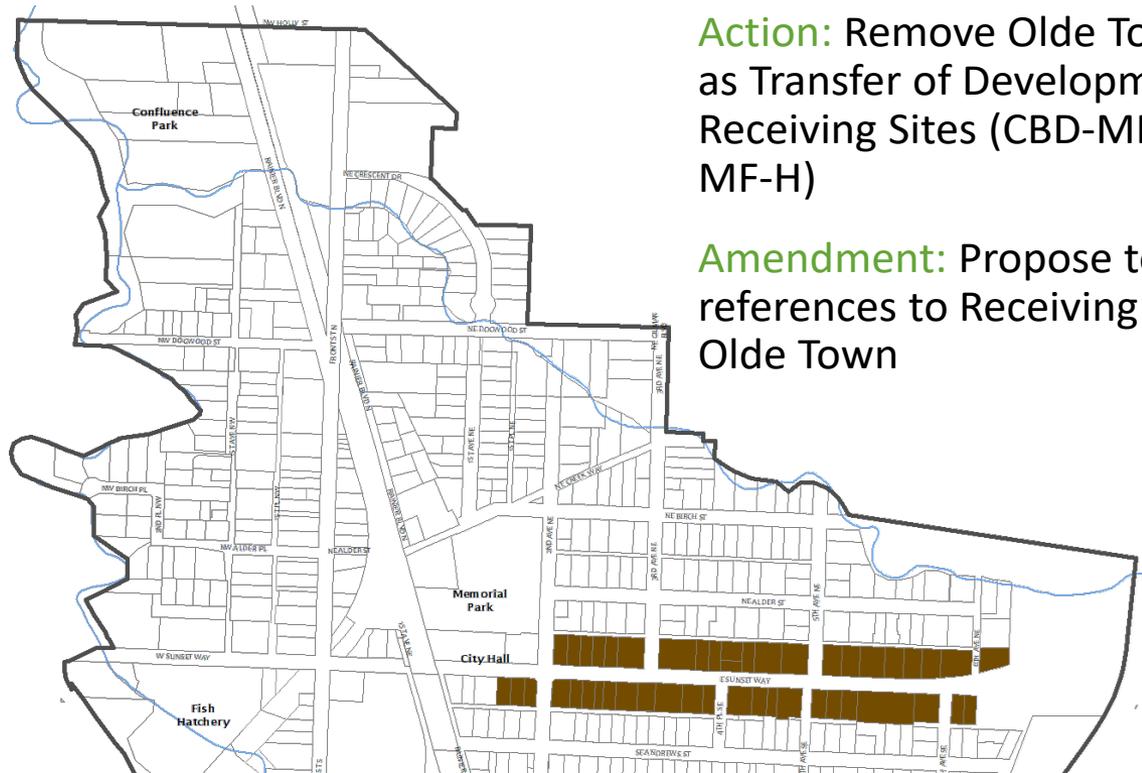
Immediate Action 5 and Proposed Amendment



Action: Allow small-scale retail in MF-H (E Sunset only)

Amendment: Small-scale, stand-alone retail allowed, but not to exceed 4,000 square feet

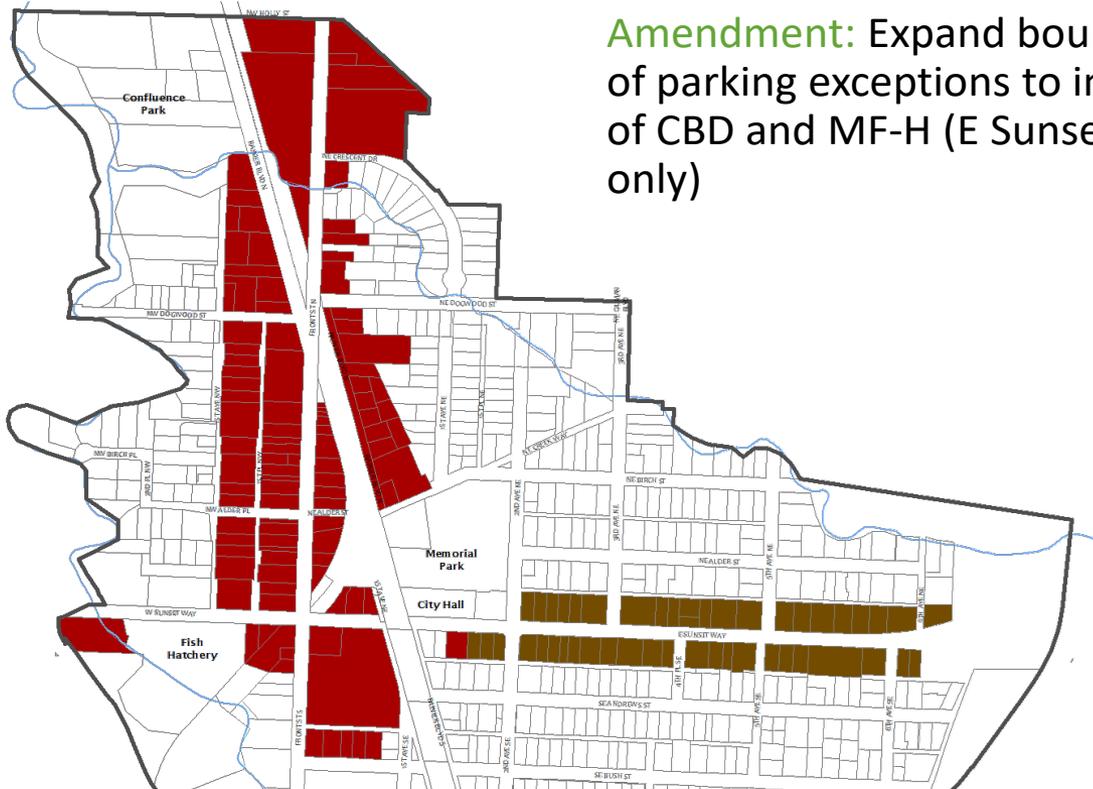
Immediate Action 6 and Proposed Amendment



Action: Remove Olde Town parcels as Transfer of Development Receiving Sites (CBD-MF-M and MF-H)

Amendment: Propose to remove all references to Receiving Sites in Olde Town

Additional Proposed Amendment



Amendment: Expand boundaries of parking exceptions to include all of CBD and MF-H (E Sunset Way, only)

Options

Approve

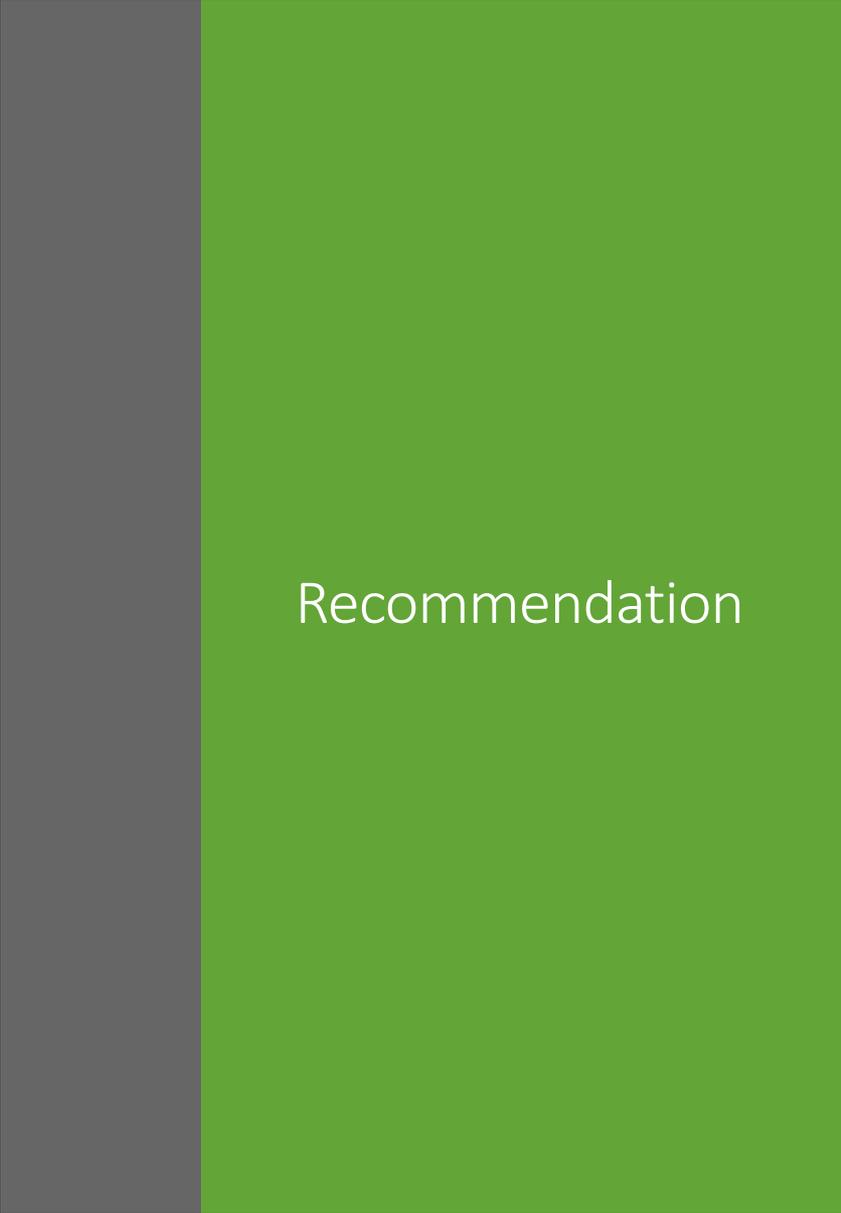
Approve the proposed amendments as presented

Change

Change some of the proposed amendments

**Do not
approve**

Do not approve some/all of the proposed amendments



Recommendation

Approve an ordinance implementing certain goals, policies and actions in the Olde Town Subarea Plan.