

Chapter 20.64

WHEATON WAY REDEVELOPMENT CORRIDOR (WWRC)

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~~20.64.010 INTENT.~~

~~The intent of the Wheaton Way redevelopment corridor (WWRC) zone is to provide for the transition over time of the corridor away from suburban-style strip commercial development. The WWRC zone seeks to create a mixed-use, high-density corridor that will enable a full range of commercial uses oriented closer to the street, and medium to high density residential uses above or on portions of larger sites away from the street frontage. The zone seeks to balance the needs of automobile-oriented businesses with a desire to incorporate a more pedestrian-oriented design approach. Introduction of residential use within the corridor is intended, in part, to support high levels of transit usage within the corridor. In addition, the WWRC zone seeks to provide adequate transitions to less intense adjacent zone districts.~~

~~20.64.020 OUTRIGHT PERMITTED USES.~~

~~The following uses are permitted outright:~~

- ~~(a) — All residential uses except Class II group residential;~~
- ~~(b) — Automobile service and repair;~~
- ~~(c) — Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
- ~~(d) — Community facility;~~
- ~~(e) — Drinking place;~~
- ~~(f) — Drive-through facility;~~
- ~~(g) — Entertainment use;~~
- ~~(h) — Finance, insurance and real estate;~~
- ~~(i) — General office and business service;~~
- ~~(j) — General retail;~~
- ~~(k) — Hotel and lodging place;~~
- ~~(l) — Medical office and clinic;~~
- ~~(m) — Museum and gallery;~~
- ~~(n) — Park, playground and open space;~~
- ~~(o) — Personal service;~~
- ~~(p) — Physical fitness and health club;~~
- ~~(q) — Public administration use;~~
- ~~(r) — Restaurant;~~
- ~~(s) — Veterinary clinic.~~

~~20.64.040 CONDITIONAL USES.~~

~~The following uses may be permitted, provided a conditional use permit is approved pursuant to BMC 20.58.020:~~

- ~~(a) — Hardware and materials supply stores including garden supply, provided:~~

- ~~(1) The structure is less than twenty thousand (20,000) square feet of gross floor area;~~
- ~~(2) Outside storage shall be entirely screened from view by a solid fence or wall;~~
- ~~(3) Outside storage is limited to five thousand (5,000) gross square feet or less of materials.~~
- ~~(b) Gas stations and carwashes, provided:~~
 - ~~(1) No more than two (2) points of ingress/ egress are allowed per street frontage. Ingress/egress points shall be separated laterally along the property frontage(s) to the maximum possible while meeting all other street standards and City requirements;~~
 - ~~(2) Buffering is provided pursuant to BMC 20.50.050, and in addition, trees at least ten (10) feet in height of two (2) inch caliper, measured four (4) feet above ground at time of planting and/or construction shall be included at intervals no greater than fifteen (15) feet.~~

~~20.64.060 DEVELOPMENT STANDARDS.~~

- ~~(a) Lot development shall be in accordance with the following standards, unless allowed for otherwise by law:~~
 - ~~(1) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of the building's front facade must meet the maximum front yard setback. The setback may be increased if the Director finds that such increase is the minimum necessary to facilitate a superior site design. In order to obtain approval for an increased setback, the applicant shall submit a written analysis establishing how the project facilitates superior site design is the minimum necessary, is consistent with specific goals and policies within the Comprehensive Plan, and is compliant with all applicable sections of the BMC. The following list identifies examples of circumstances where increased setbacks may be found to be appropriate:~~
 - ~~(i) When the site includes more than one (1) street frontage;~~
 - ~~(ii) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;~~
 - ~~(iii) To accommodate phasing of infill development;~~
 - ~~(iv) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or~~
 - ~~(v) For projects that in the opinion of the Director provide enhanced public amenities within the setback area which include, but are not limited to, the following: public plazas, increased landscaping, architectural features, improved pedestrian connections;~~
 - ~~(2) Minimum side yard setback: zero (0) except when adjacent to the low density residential zone (R-10) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);~~
 - ~~(3) Minimum rear yard setback: zero (0) except when adjacent to the low density residential zone (R-10) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b);~~
 - ~~(4) Maximum building coverage: fifty (50) percent unless increased per subsection (b) of this section. In no case shall maximum lot coverage exceed seventy-five (75) percent;~~
 - ~~(5) Maximum development coverage: seventy-five (75) percent unless increased per subsection (b) of this section. In no case shall maximum lot coverage exceed ninety-five (95) percent;~~
 - ~~(6) Maximum height: forty (40) feet, and structures within one hundred (100) feet of the low density residential (R-10) zone shall not exceed three (3) stories in height.~~
- ~~(b) A development that provides the following may have its maximum development and lot coverage increased by adding bonus percentages to the maximum base area percentage, provided the total does not exceed the maximum allowed above:~~
 - ~~(1) Commercial/residential mixed use development: twenty (20) percent bonus;~~
 - ~~(2) Development containing seventy-five (75) percent of the building footprint with three (3) and four (4) story buildings: ten (10) percent bonus;~~
 - ~~(3) Ten (10) percent bonus if a sidewalk ten (10) feet in width or greater is installed extending to the front of the building and continuing along the entire arterial frontage of the parcel;~~

- ~~(4) Projects providing a through-block corridor that facilitates pedestrian access in a location approved by the City: five (5) percent bonus;~~
- ~~(5) Projects providing at least fifty (50) percent of their required parking underground or within the building: twenty (20) percent bonus.~~
- ~~(c) Maximum residential density: twelve (12) units per acre, except on sites in single ownership larger than three (3) acres, residential density may be increased to a maximum density of twenty (20) units per acre; provided, that:
 - ~~(1) Site design provides for internal circulation connections for both pedestrians and vehicles between all portions of the site;~~
 - ~~(2) Landscaping and/or screening adjacent to a single-family zone district shall be provided per BMC 20.50.040(c);~~
 - ~~(3) A transit stop with shelter is provided at the arterial street frontage.~~~~
- ~~(d) Commercial uses shall be located within two hundred (200) feet of the arterial street frontage.~~

20.64.070 DESIGN STANDARDS.

The following design standards shall be applied to all new development or significant redevelopment of a site. When development involves the remodel or expansion of existing structures, the Director may modify these requirements to reasonably fit the scope and scale of the remodel or expansion.

- ~~(a) Bulk Reduction. At least two (2) of the following criteria shall be used to reduce the appearance of mass and bulk of the facade of all buildings facing public streets:
 - ~~(1) Upper floor setbacks of not more than ten (10) feet, provided the setbacks are not applied to more than twenty five (25) percent of building facades facing a public street.~~
 - ~~(2) One or more of the following techniques:
 - ~~(i) Recessing the entrance area at least three (3) feet;~~
 - ~~(ii) An entrance area that protrudes at least three (3) feet; or~~
 - ~~(iii) A canopy, portico or overhang extending at least five (5) feet over the sidewalk in the entrance area.~~~~
 - ~~(3) Buildings with at least five (5) foot overhangs, awnings, canopies or arcades elevated between eight (8) and twelve (12) feet above the sidewalk.~~
 - ~~(4) Window Fenestration. Windows shall occupy at least fifty (50) percent of the ground floor facade measured to ten (10) feet above the sidewalk or finished grade.~~~~
- ~~(b) Residential uses shall be placed only on upper floors of mixed-use structures in which ground floors are occupied with nonresidential uses, except that on sites in single ownership larger than three (3) acres, single-use residential structures are permitted if screened from major arterials by mixed-use structures or structures containing other permitted nonresidential uses only. Such screening structures must comprise at least sixty five (65) percent of the arterial frontage to a height of thirty five (35) feet.~~
- ~~(c) Outdoor storage of all materials shall be prohibited except for nurseries, which shall provide screening pursuant to BMC 20.50.050(b).~~
- ~~(d) Refuse containers, provided:
 - ~~(1) Refuse container screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six (6) feet high;~~
 - ~~(2) No refuse container shall be permanently stored between a street and the front of a building; and~~
 - ~~(3) Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure.~~~~

20.64.080 PARKING REQUIREMENTS.

On-site parking shall be provided in accordance with Chapter 20.48 BMC and the following standards shall be met:

(a) On-site parking shall be to the rear or to the side of buildings on the site and shall not occupy more than fifty (50) percent of the site frontage facing the arterial street frontage(s). The site frontage includes the area between the right-of-way and front building wall which applies to the entire length of the property regardless of building width. Corner lots have two (2) site frontages as they are positioned on two (2) street frontages.

(b) All efforts shall be taken to avoid placing parking on street corners. Parking located between the building frontage and street corners shall be fully screened. Screening shall consist of the following:

(1) A four (4) foot tall decorative wall within the front yard landscaping area that fully screens the parking areas. The wall shall be located such that it blocks views of the parking from the right-of-way. For long spans of frontage (one hundred (100) feet or more), the wall shall include modular articulation to add architectural variety.

(2) Shrubs or other alternative materials may be substituted for the wall, provided it is demonstrated that the shrubs/alternative will provide equal to or better visual screening than the wall. Shrubs shall be a minimum of three (3) feet tall at time of installation and shall be additional to the landscaping required in Chapter 20.50 BMC.

(3) Openings may be required within a wall section in order to provide a sidewalk from the right-of-way to the building entry. The entry shall be the minimum necessary to accommodate a sidewalk that is a minimum of five (5) feet in width, clearly marked, and distinguished from driving surfaces by using decorative paving, stamped/stained concrete, or raised walkways with alternative materials (such as brick, cobblestone, decorative pavers). Paint striping does not meet this requirement.

(c) Access to parking may be from adjacent nonprincipal arterial streets, or from driveways off of the principal arterial.

(d) Driveways providing access to parking area shall be well-defined, highly visible entryways.

20.64.090 LANDSCAPING REQUIREMENTS.

Landscaping shall meet the standards of Chapter 20.50 BMC.

20.64.100 SIGN STANDARDS.

Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.