

## **Chapter 20.84 LIMITED COMMERCIAL ZONE (LG)**

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### ~~20.84.010 INTENT.~~

~~The intent of the limited commercial (LC) zone is to recognize the community's existing general commercial districts outside the designated boundaries of centers on lots zoned general business (GB) in the City, or an equivalent designation in the county, on December 1, 2004. The LG zone is not intended to be expanded or applied to new properties or areas of the City.~~

### ~~20.84.020 OUTRIGHT PERMITTED USES.~~

~~The following uses are permitted:~~

- ~~(a) Automobile service and repair, and car wash;~~
- ~~(b) Co-location of wireless telecommunications facilities per BMC 20.46.140;~~
- ~~(c) Day care facility, all;~~
- ~~(d) Drive-through facility;~~
- ~~(e) Finance, insurance and real estate;~~
- ~~(f) Gas stations at the intersection of arterial roadways;~~
- ~~(g) General office and business services;~~
- ~~(h) General retail;~~
- ~~(i) Hotel and lodging places, motels, and inns;~~
- ~~(j) Personal services;~~
- ~~(k) Public administration;~~
- ~~(l) Recycling collection station;~~
- ~~(m) Residential as a secondary use;~~
- ~~(n) Restaurant drinking place;~~
- ~~(o) Veterinary clinic.~~

### ~~20.84.060 DEVELOPMENT STANDARDS.~~

~~(a) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of a 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:~~

- ~~(1) When the site includes more than one (1) street frontage;~~
- ~~(2) To accommodate existing topography, utilities, or other physical site constraints that make compliance with the setback infeasible;~~
- ~~(3) To accommodate phasing of infill development;~~

~~(4) On sites that are significantly developed with existing legally established nonconforming uses or structures whereby strict code compliance will not facilitate effective circulation; or~~

~~(5) 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.~~

~~(b) 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).~~

~~(c) 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).~~

~~(d) Maximum building size: nonresidential uses may not exceed fifteen thousand (15,000) gross square feet at ground level.~~

~~(e) No maximum building coverage, provided all setbacks and landscaping standards are met.~~

~~(f) No maximum development coverage, provided all setbacks and landscaping standards are met.~~

~~(g) Maximum building height: fifty (50) feet.~~

~~(h) Maximum building heights within the downtown regional center are pursuant to Figure 20.74(a), and shall supersede subsection (g) of this section.~~

#### **20.84.070 DESIGN STANDARDS.**

~~(a) Bulk Reduction. At any side or rear lot line adjacent to a residential zone, portions of buildings above thirty (30) feet in height shall be set back one (1) foot in addition to the standard setback per BMC 20.84.060 for each additional foot of height.~~

#### **20.84.080 PARKING REQUIREMENTS.**

~~Parking shall meet the standards of Chapter 20.48 BMC and the following:~~

~~(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 as follows:~~

~~(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) Alternate architectural features, shrubs 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 and architectural features may be required within a wall section in order to tie the wall feature into the architecture of the building and to provide pedestrian access. 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.~~

**~~20.84.090 LANDSCAPING REQUIREMENTS.~~**

~~Landscaping shall meet the standards of Chapter 20.50 BMC.~~

**~~20.84.100 SIGN STANDARDS.~~**

~~Signs 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.~~