

DOWNTOWN SUBAREA REGULATIONS

This version of the Downtown Subarea Development Regulations includes amendments made through 2017.

Where possible, text to be eliminated is lined through and new text is underlined. Where formatting dictates, new text is shown in text boxes with Times New Roman text and arrows indicating points of insertion.

Explanations of proposed amendments are shown in text boxes with Arial text (like this text box). All insertions are shown in red text and red or blue symbols, unless otherwise noted.

Pages are inserted with additional page numbers where needed (e.g. 90A, 90B, etc.).

Amendments have been made through Ordinances 2056 (2011), 2144 and 2145 (2014), 2171 (2015), 2215 (2016), and 2219, 2223, 2237 and 2244 (2017).

12.64.000 ORIENTATION

These Development Regulations govern all future private development actions in the Downtown Subarea, forming Chapter 12.64 of the Bothell Municipal Code, with some references to citywide regulations in BMC Title 12, Zoning, and other relevant parts of the Code. These design requirements and guidelines will be used to evaluate private development projects or improvement plans proposed for properties within the Plan Area. This section explains how the development regulations are applied and used. The subsequent six sections, 12.64.100 - 12.64.600, present the regulations themselves as follows: 12.64.100 District Requirements, 12.64.200 Site Development Regulations, 12.64.300 Street, Surface Water Management and Open Space Regulations, 12.64.400 Parking Regulations, 12.64.500 Architectural Regulations, and 12.64.600 Signage Regulations.

12.64.001 APPLICABILITY

The policies contained within this chapter shall apply as follows:

A. NEW CONSTRUCTION

All regulations in the chapter shall apply.

B. ADDITIONS AND IMPROVEMENTS

1. These Downtown Subarea Regulations shall apply to significant additions constituting greater than 10 percent of a building’s floor area OR exterior improvements costing more than 10 percent of a property’s assessed value.
2. Requirements for renovation or enlargements shall only apply to net new floor area.
3. Improvements and additions to existing buildings that increase non-conformities are not permitted.
4. If regulations to be applied to net new floor area are not specified in this chapter, then citywide regulations shall apply.

C. USE CHANGES

1. Any use change to a non-conforming use is not permitted.
2. Regulations that apply to use changes shall be determined by the Community Development Director/Designee.

D. NEW SIGNS

1. The regulations contained in section 12.64.600 shall apply to all new signs.
2. Any permanent signs made non-conforming as a result of the adoption of these Downtown Subarea Regulations may be repaired, but not structurally altered or made more non-conforming in any way. See section BMC 12.22.140 for additional detailed requirements.

E. CONTINUED USE

Nothing contained in this section shall require any change in any existing building or structure for which a building permit has been previously issued, or in any proposed building or structure for which a building permit application was deemed complete prior to the effective date of this ordinance. Changes in the property’s ownership or tenants of existing uses shall require no change in any existing building or structure. See also BMC 12.26 for more detailed regulations regarding non-conforming uses, structures and other improvements.

F. SHORELINE MASTER PROGRAM

All actions on parcels or parts of parcels under Shoreline Master Program jurisdiction (see Appendix A, Fig. A.36) shall be consistent with the Goals, Policies, and Actions as laid out in the Shoreline Master Program Element of the Comprehensive Plan. Private development in these areas shall be regulated by the Downtown Subarea Regulations as well as by the Shoreline Master Program Provisions as set forth in Title 13 of the Bothell Municipal Code. Where there is a conflict between these Subarea Regulations and the Shoreline Regulations, the Shoreline Regulations shall apply.

G. ENVIRONMENTAL MITIGATION

Development may be subject to mitigating measures which were identified in the Downtown Subarea Plan and Regulations Planned Action Draft and Final Environmental Impact Statement and adopted via Ordinance 2027 (2009).

12.64.002 HOW TO OBTAIN PROJECT APPROVAL

Title 11, Administration of Development Regulations, establishes procedures for processing development permit applications. Development permits are classified by type (e.g., building permit, tenant improvement permit, sign permit) in BMC 11.04.003A: the type of permit determines the steps involved in review and approval of the permit application. BMC 11.04.003B summarizes the process steps applicable to each permit type, while BMC 11.04.004-11.19.008 describe the steps in detail.

12.64.003 DEVELOPMENT REGULATIONS: TERMS

Development regulations established in this Plan are of four types: District Requirements, Regulatory Definitions, General Requirements, and Guidelines.

A. DISTRICT REQUIREMENTS:

Development specifications such as permitted land uses, building height dimensions, and setback dimensions that are specific to each District. **Conformance with District Requirements is mandatory.** Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.”

B. REGULATORY DEFINITIONS:

The rules and performance measures that define Regulations and establish how District Requirements apply to properties. Regulatory Definitions are common for all properties in the Plan Area. **Conformance with Regulatory Definitions is mandatory.** Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.”

C. GENERAL REQUIREMENTS:

General provisions & definitions that are common for all properties in the Subarea. **Conformance with General Requirements is mandatory.** Such provisions are indicated by use of the words “shall,” “must,” or “is / is not permitted.”

D. GUIDELINES:

Provide guidance for new development in terms of aesthetics and other considerations such as district character or design details. They are intended to direct building and site design in a way that results in the continuity of the valued character of the City of Bothell. Whereas conformance with the Requirements is mandatory, **conformance with the Guidelines is preferred and/or recommended.** Provisions that fall into this category are indicated by the use of the words “should,” “may” or “are encouraged to.” In various cases, the Guidelines provide a choice of treatments that will achieve the desired effect. Although direct conformance with the Guidelines is strongly encouraged, developers are permitted to propose alternative design details if they are able to show that such details implement the overall Plan objectives as outlined throughout the document.

12.64.004 HOW TO USE THE DEVELOPMENT REGULATIONS

The Development Regulations in this document are applied to those properties within the Downtown Subarea as indicated on the Plan Area map (see Fig. 12.64.100 in the Introduction.).

A. THE DEVELOPMENT REGULATIONS ARE DIVIDED INTO SIX SECTIONS:

12.64.100 *District Requirements*

This section establishes a series of Districts as the basic organizing principle for all development regulations and sets forth those requirements that are specific to each District.

12.64.200 *Site Development Regulations*

This section contains General Requirements and Regulatory Definitions of Site Development Regulations that govern use, height, building placement/disposition, and each development’s frontage conditions.

12.64.300 *Street, Surface Water Management and Open Space Regulations*

This section sets forth General Requirements, Regulatory Definitions, and Guidelines for the provision, design, and configuration of new streets and publicly accessible spaces as well as General Requirements, Regulatory Definitions, and Guidelines governing landscaping of front, side, and rear yards and other on-site improvements to ensure that new development creates attractive and livable downtown environments with amenities for pedestrians.

12.64.400 *Parking Regulations*

This section sets forth General Requirements, Regulatory Definitions, and Guidelines for parking type, provision, and design to ensure that the parking provided for new development contributes to the character of each district.

12.64.500 *Architectural Regulations*

This section contains General Requirements, Regulatory Definitions, and Guidelines regulating building massing, composition, design, style, and historic character. They are provided to ensure that new development will reinforce the essential scale and makeup of each district within the Plan Area and will be sensitive to the history and character of downtown.

12.64.600 *Signage Regulations*

This section contains General Requirements, Regulatory Definitions, and Guidelines for sign types and their location, number, and configuration.

B. DETERMINATION OF APPLICABLE REGULATIONS:

Following are instructions on how to locate and review the Development Regulations that apply to a specific property.

1. Identify the property’s District

- a. Locate the property in question on the Districts Map (Fig.12.64.100).
- b. Note which District the property is in.

2. Review District Requirements (specific to each District)

- a. Turn to the section for the property’s District (sections 12.64.101 – 12.64.109)
- b. Review all District Requirements in the accompanying District Requirement Charts. The District Requirement Charts are intended as a summary and do not encompass all mandatory requirements presented throughout the Development Regulations.
- c. For areas retaining city-wide zoning classifications, development will be governed by the relevant regulations in BMC Title 12.
- d. Should conflicts arise between different regulations contained in the Chapter, the more specific regulations shall apply.

3. Reference Regulatory Definitions if necessary

- a. To understand the specific regulation corresponding to a District Requirement in the Charts, turn to the corresponding regulation number and name in the subsequent sections.
- b. Review the Regulatory Definition.

4. Review General Requirements (common to all properties in the Plan Area)

Regulations common to all properties in the Plan Area can be found in all sections of the Development Regulations following the District Charts. For example, use categories defined in Section 12.64.201 Building Use can be applied to the District Requirements Charts to determine which specific uses are allowed on a given parcel.

5. Regulation compliance

Projects must comply with all requirements in order to achieve approval in the developmental review process. Projects are encouraged to adhere to the recommendations presented as guidelines within each section, and projects that conform to those recommendations will facilitate the project review process.

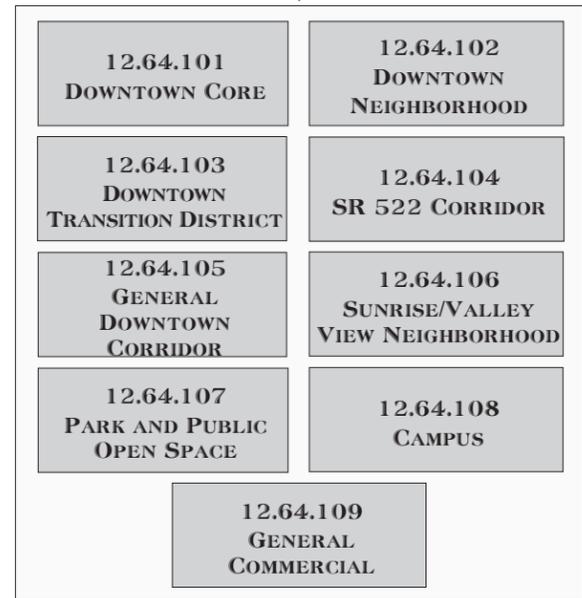
FIG. 12.64.004 HOW TO USE THE DOWNTOWN SUBAREA REGULATIONS

DISTRICT REQUIREMENTS

**12.64.100
DISTRICT REQUIREMENTS**

**12.64.100.
DISTRICTS MAP**

locate the property in question on the District Map and identify the applicable District(s)

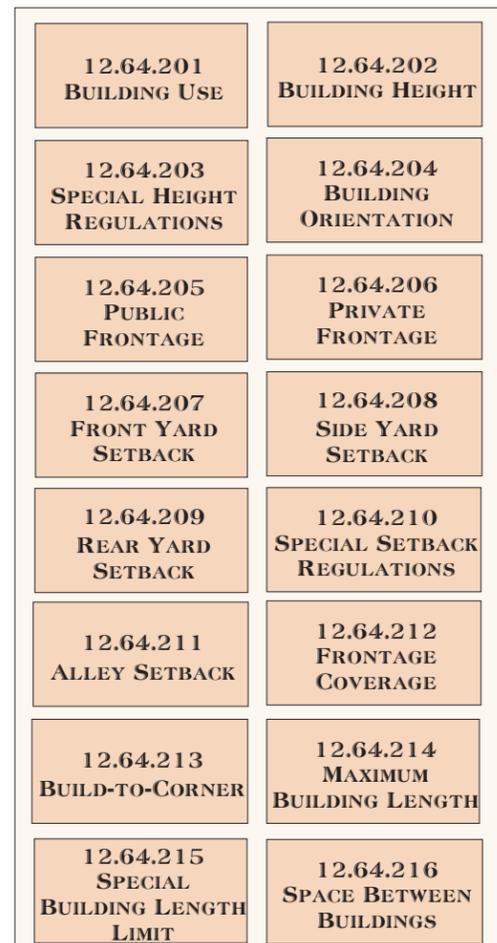


review the District-Specific regulations for the property's District(s)

reference the definitions and specifications that follow in sections 12.64.200 - 12.64.600

REGULATORY DEFINITIONS, GENERAL REQUIREMENTS, AND GUIDELINES

**12.64.200
SITE DEVELOPMENT REGULATIONS**



review the definitions and specifications for each site development regulation

**12.64.300
STREET, SURFACE WATER MANAGEMENT AND OPEN SPACE REGULATIONS**



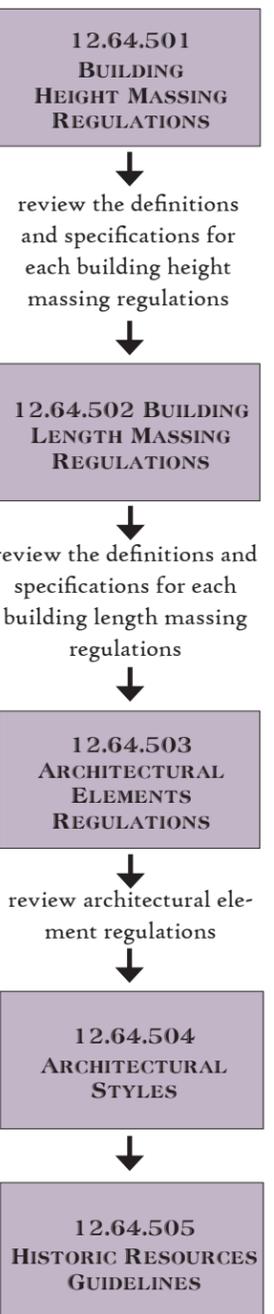
review street and open space guidelines

**12.64.400
PARKING REGULATIONS**



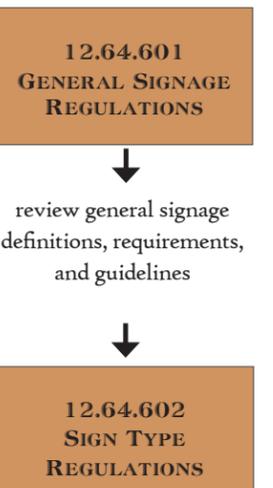
review parking guidelines

**12.64.500
ARCHITECTURAL REGULATIONS**



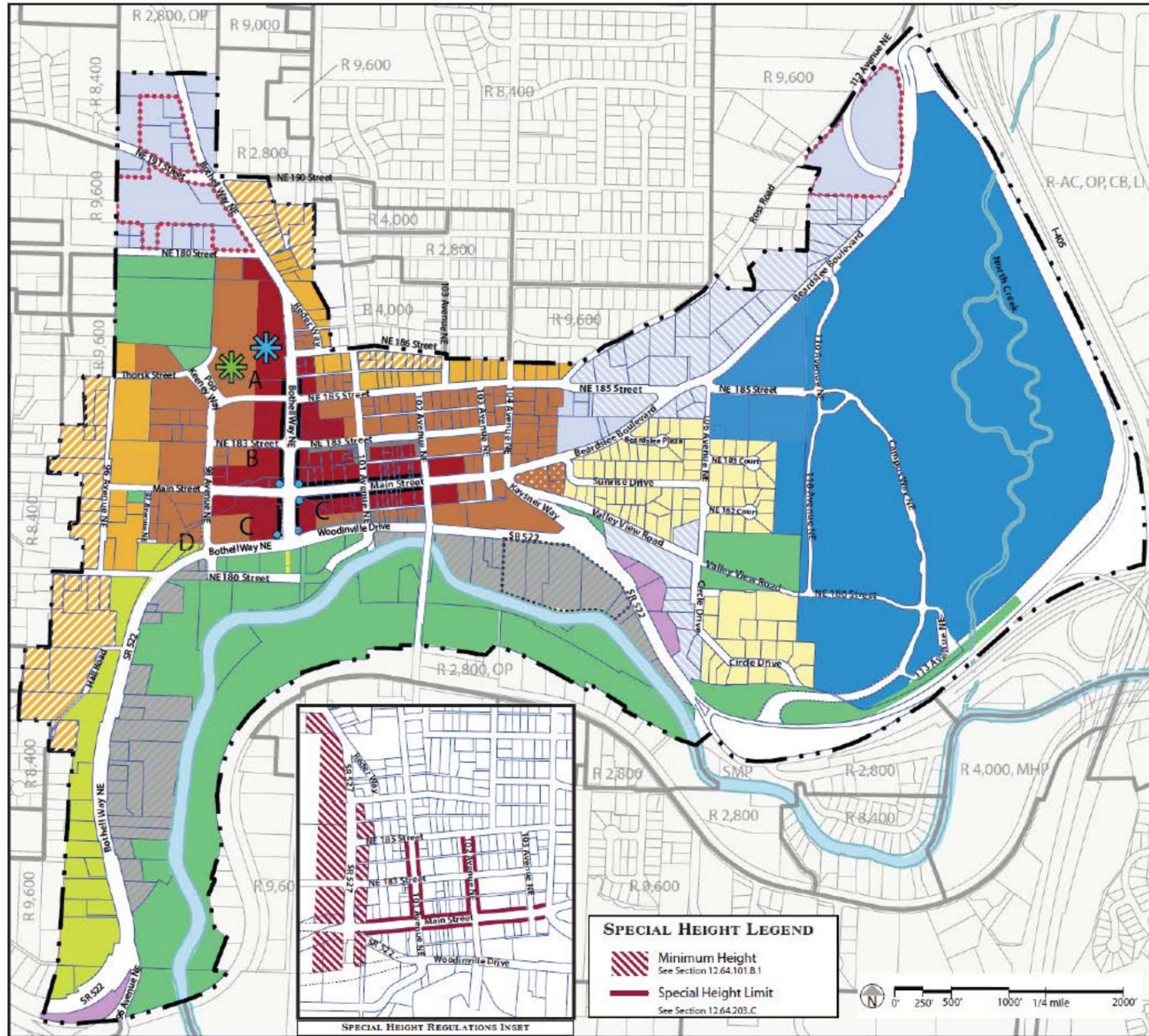
review guidelines for historic resources

**12.64.600
SIGNAGE REGULATIONS**



review the regulations for each Sign Type

FIG. 12.64.100 DISTRICTS MAP



MAP LEGEND

	Downtown Core See Section 12.64.101		Special Open Space Requirement See Section 12.64.304.D
	Downtown Neighborhood See Section 12.64.102		Anderson Building See Section 12.64.101.B.2
	Downtown Transition District See Section 12.64.103		Plan Area Boundary
	SR 522 Corridor See Section 12.64.104		Parking Exceptions See Section 12.64.101.B.3
	General Downtown Corridor See Section 12.64.105		Pedestrian Oriented Retail Required See Section 12.64.101.A
	Sunrise/Valley View Neighborhood See Section 12.64.106		Neighborhood Center Overlay (NCO) See Section 12.64.105.A
	Park and Public Open Space See Section 12.64.107		Required New Pre-Located Street See Section 12.64.301.A.2
	Campus See Section 12.64.108		Required New Pedestrian Walkway See Section 12.64.301.D.8
	General Commercial See Section 12.64.109		Split Parcel District Boundary See Section 12.64.100.C.2.-3
	Special Riverfront Overlay See Section 12.64.104.B.2		Corner Entry Required See Section 12.64.206.B.2
	4 Floor Height Overlay See Section 12.64.102.A		Mobile Home Park Overlay See Section 12.64.104.B.3
	3 Floor Height Overlay See Section 12.64.105.A		
	Downtown Transition Overlay See Section 12.64.103.B.1		

This page reflects amendments, street modifications and modifications of parcels made through January 2018.

This regulatory map and special height regulations inset represent the District configuration that will take effect following the completion of the Bothell Crossroads project. When uncertainty exists as to the boundaries of any zoning district, the Community Development Director shall make a determination as to the location of the boundary in questions via application of BMC 12.04.140 and 12.64.100.C.

12.64.100 DISTRICT REQUIREMENTS

This section organizes all properties into Districts and presents charts containing all **District Requirements** that apply to the properties in each District.

A. DISTRICTS ESTABLISHED

To ensure that individual private actions are consistent with the intended patterns of development in the Plan Area, nine Districts are established as the basic organizing principle for the regulations contained in this chapter. The eight Districts are established in the specific locations and with the specific names indicated in the Fig. 12.64.100 District Map.

B. HOW TO REVIEW A DISTRICT'S REQUIREMENTS

To review the descriptions, requirements charts, and special requirements for each District in 12.64.101-109, take the following steps:

1. Review District Charts

- The District Requirements Charts contain all of the primary requirements that apply to development in the indicated District.
- Review all requirements in the Chart.
- To understand the specific regulation corresponding to a particular requirement in the Charts, turn to the corresponding regulation number and name in the subsequent sections and review the regulatory definition.

2. Review Special Requirements

Review any special requirements that may apply for the given District.

3. Review General Requirements

Remember to review general requirements common to all properties within the Plan Area contained in sections 12.64.200 – 12.64.600.

C. HOW DISTRICTS APPLY TO PARCELS

Every parcel in the Plan Area shall be regulated by one or more designated Districts as shown in the Fig. 12.64.100 Districts Map. Where further clarification is necessary, boundaries shall be determined by consulting with the Community Development Director/Designee as specified in BMC 12.04.140 and as described below for split parcels.

1. Parcels with a single District Designation

All development on parcels, assembled parcels, or portions of a parcel with a single District designation is regulated by the designated District as indicated on the Fig. 12.64.100 Districts Map.

2. Split Parcels Boundary A, B, & C:

District Boundary A, B, and C shall be determined as follows (see Fig. 12.64.100.C.2):

- The Downtown Core District shall extend from the edge of SR 527 a minimum depth of 70 feet, including all development oriented toward SR 527, and shall not extend to the rear street of the block, except in the case of Anchors.
- Where special Downtown Core Anchor Exceptions are established, these exemptions apply to the entire block.
- The Downtown Neighborhood District shall extend from the edge of the rear street of the block a minimum depth of 60 feet, including all development oriented toward the back street of the block, and shall not extend to SR 527.

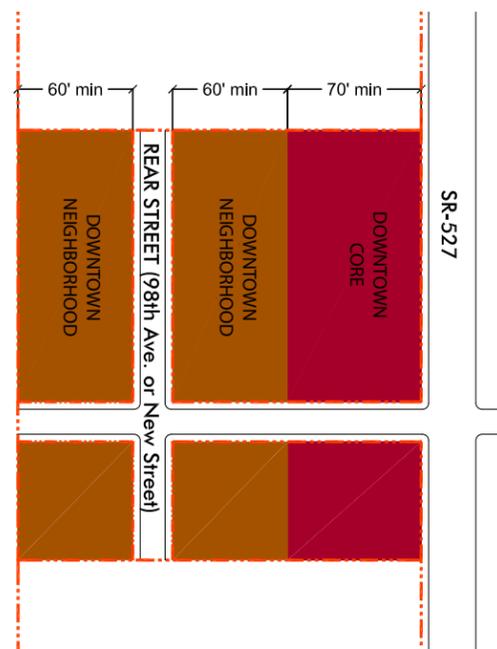


FIG.12.64.100.C.2 SPLIT PARCELS
BOUNDARY A, B, & C

3. Split Parcels Boundary D:

District Boundary D shall be determined as follows:

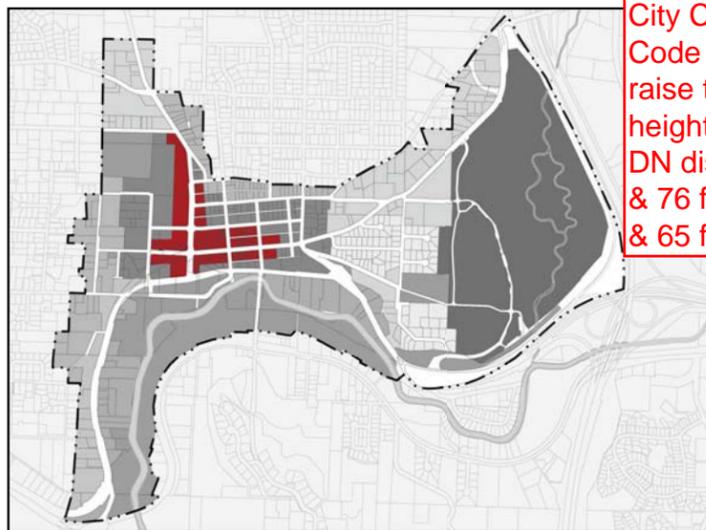
If the property on the west side of 98th Ave NE between the realigned SR 522 and NE 182nd Street (or the extension of Main Street) is developed as a single property, General Commercial development may extend into the Downtown Neighborhood District to the north, and Downtown Neighborhood development may extend into the General Commercial District to the south, provided a minimum 60 foot depth is maintained as Downtown Neighborhood development along NE 182nd Street (Main Street extension).

4. All other Split Parcels:

On all other Split Parcels, the boundary shall be determined as follows:

- Where District or Plan Area Boundaries appear to connect between lot or tract lines of adjacent properties as shown on the Fig. 12.64.100 Districts Map, the boundary shall be determined by Community Development Director/Designee as measured on a scaled version of the District Map.
- Each portion of the Split Parcel shall be regulated by the applicable District or Zoning Classification as indicated on the Fig. 12.64.100 Districts Map or in Title 12 of the Bothell Municipal Code.

12.64.101 DOWNTOWN CORE DISTRICT REQUIREMENTS



City Council adopted a Code amendment to raise the allowed heights in the DC and DN districts to 6 floors & 76 feet and 5 floors & 65 feet respectively.

12.64.200 Site Development Regulations (cont.)	
12.64.202 Building Height	
minimum height	2 floors & 20 feet; (A)
maximum height	6 floors & 76 feet
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	n/a
Across the Street from Residential Only Zones	n/a
Special Height Requirement	required along
12.64.204 Building Orientation	
required or not required	required; (A)
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	required
2) Corner Entry	permitted (w/ shopfront);
3) Arcade	permitted (M1)
4) Grand Portico	permitted - civic
5) Forecourt	permitted (w/ shopfront)
6) Grand Entry	limited
7) Stoop	---
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	---
11) Edge Treatment: Terraced	---
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / 0 ft; (A)
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	per Building Code
min w/out living space windows	0 ft
12.64.209 Rear Yard Setback	
minimum setback	5 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	100%; (A)
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	300 ft
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	n/a

Adds Business and Personal Services as permitted in DC. Groundfloor pedestrian oriented retail requirement prevents business and personal services in areas where groundfloor retail is desired.

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft; (A)
2. Pre-Located Streets	NE 185 st. extension required
B. Sammamish River Access	
	n/a
C. Street Configuration	
	required
D. Street Type	
1. City Street	permitted
2. Neighborhood Avenue	---
3. Neighborhood Green Street	---
4. Neighborhood Street	---
5. NE 185th St. / 98th Ave. NE Connector	for pre-located streets
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	for pre-located streets
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	100%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	required
2. Parkway Landscaping	---
3. Neighborhood Street Landscaping	---
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	permitted

CHART LEGEND

---	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted:	these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use	
required:	these are required elements of all new development as indicated.	
	See Fig.12.64.100 Districts Map	
	See Fig.12.64.100 Districts Map: Special Height Regulations inset	
(M1): not permitted along Main Street		corner entry required location, see 12.64.100 Districts Map
(M2): development along Main Street exempt		
(E):	partially submerged podiums shall not be exposed to the street where shopfronts are required.	
(A):	exceptions apply for retail anchors, see Special Downtown Core Requirements and Anchor Exceptions Chart	
*	See special Downtown Core requirements for parking	

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	permitted / required along
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	
	permitted
C. Office	
	permitted
D. Lodging	
	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	---
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	N/A	N/A
D. Lodging	N/A	N/A
E. Residential:	N/A	N/A
E.5. Home Occupation	N/A	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.101 DOWNTOWN CORE DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	---; *
B. Surface Parking Lot - Side	---; (A); *
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	---; (A)
E. Parking Structure - Exposed	---; (A)
F. Parking Structure - Wrapped: Ground Level	---; (A)
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted (E)
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf *	1 vehicle space per 250 sf *	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu *
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu *
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu *
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu *
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu *
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All) : A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

See section 12.64.402.D for description of cash-in-lieu fee option option

or 2.2 spaces per unit, whichever is less*

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	100 ft; (M2)

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	see section 12.64.601
12.64.602 Sign Types Regulations	see section 12.64.602

B. SPECIAL DOWNTOWN CORE REQUIREMENTS

All Special Requirements on this page apply to development in the Downtown Core.

1. Building Height (See Section 12.64.202)

A Minimum Building height of 3 stories & 35 feet (except where Anchor Exception applies) is required for all parcels where Minimum Height provisions as indicated in the Fig. 12.64.100 District Map - Special Height Regulations Inset.

2. Anderson Building

Adaptive reuse of the Anderson Building (see 12.64.100 Districts Map and Appendix A, Fig.A.17 and A.21) is strongly encouraged and adjacent development should respect its architectural integrity and presence as a community icon through one of the following means (see also 12.64.505 Historic Resources Regulations):

- a. Keeping the Anderson Building freestanding, with adjacent buildings located between 20 feet and 30 feet away.
- b. Additions to the north, south or east sides that preserve the massing and architectural integrity of the original building.

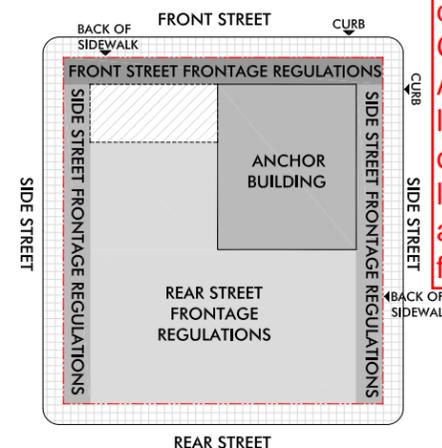
3. Parking Exceptions

Clarification to match Districts Map.

- a. No minimum parking requirements shall apply to ground floor retail uses fronting Main Street.
 between Bothell Way NE and 102nd Ave NE
- b. Development increments fronting Main Street may include New Surface Parking Lots exposed to and with curb cut access only from the street frontages indicated on the Districts Map (Fig.12.64.100).
- c. All new surface parking lots shall be publicly shared.

4. Anchor Exceptions

- a. Regulations listed in the Anchor Exceptions chart below may be applied to anchor developments exceeding 30,000 square feet as exceptions to the regulations indicated with an (A) in the regulatory chart. Anchor buildings shall have at least one "Front Street" that shall establish how these exceptions apply.
 Bothell Way NE ← Change to reflect new name.
- b. Main Street and SR 327 shall always be Front Streets. Where these streets intersect, the Front Streets shall be determined by Community Development Director/Designee. For all other streets, Primary Streets may be determined by the property owner/developer. All streets that are not Front Streets are either Side Streets or Rear Streets as indicated in Fig.12.64.101 Anchor Buildings.



Add definition for "anchor development" in the Glossary: A development with at least 30,000 square feet of retail uses including at least one anchor retail of at least 10,000 square feet.

FIG. 12.64.101 ANCHOR BUILDINGS

General Regulations	Anchor Exceptions to District Requirements
12.64.202 Building Height	
minimum height	1 floor / 20 feet
12.64.301 Street Regulations	
maximum parcel perimeter	2000 feet
12.64.302 1) Impervious Surface Coverage	
	no maximum

Frontage Regulations	Front Street Requirements Exceptions	Side Street Requirements Exceptions	Rear Street Requirements Exceptions
12.64.204 Building Orientation			
	required	not required	not required
12.64.207 Front Yard Setback			
	no exception	no maximum	no maximum
12.64.212 Frontage Coverage			
minimum percentage covered	no exception	20%	0%
12.64.401 Parking Types			
Surface Lot - Exposed	no exception	permitted	permitted
Structure - Wrapped on Ground Level	permitted	permitted	permitted
Structure - Exposed	no exception	permitted	permitted

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

Amendment to avoid a disincentive for family-oriented units, essentially requiring the same number of spaces for units with 3 or more bedrooms as is required citywide. This applies to DC, DN, DT and GDC districts.

12.64.102 DOWNTOWN NEIGHBORHOOD DISTRICT REQUIREMENTS



City Council adopted a Code amendment to raise the allowed heights in the DC and DN districts to 6 floors & 76 feet and 5 floors & 65 feet respectively (or 4 floors and 54 feet in the 4 floor overlay).

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	2 floors & 20 feet
maximum height	5 floors & 65 feet; (H)
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	required
Across the Street from Residential Only Zones	required
Special Height Requirement	required along
12.64.204 Building Orientation	
required or not required	required; (SR 522)
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	permitted
4) Grand Portico	permitted - civic
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / 10 ft; (SR 522)
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	0 ft (C1)
12.64.209 Rear Yard Setback	
minimum setback	5 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	80%
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	240 ft
12.64.215 Special Building Length Limit	
Corner	120
Mid-Block	80
12.64.216 Space Between Buildings	
	20 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	NE 185 st. extension required
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	permitted
2. Neighborhood Avenue	---
3. Neighborhood Green Street	permitted
4. Neighborhood Street	---
5. NE 185th St. / 98th Ave. NE Connector	for pre-located street
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	for pre-located street
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	95%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted
2. Parkway Landscaping	---
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	permitted

CHART LEGEND

---	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted:	these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use	
required:	these are required elements of all new development as indicated.	
(H):	maximum 4 floor & 54 feet in 4 floor overlay, See Fig. 12.64.100 Districts Map	
	See Fig.12.64.100 Districts Map	
(SR 522):	exceptions apply along SR 522, see Special Downtown Neighborhood Requirements	
(C1)	0 ft. side setback only if side setback on abutting property is 0 ft. or larger than 10 ft.	

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	contiguously permitted see section 12.64.102.B.1.
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	permitted
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	60 sqft/1000 sqft	N/A
D. Lodging	60 sqft/room	N/A
E. Residential:	100 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	100 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.102 DOWNTOWN NEIGHBORHOOD DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	---
B. Surface Parking Lot - Side	---
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	---
E. Parking Structure - Exposed	---
F. Parking Structure - Wrapped: Ground Level	permitted
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
4 - Lodging				
	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All): A minimum of 1 space per unit is required				
Two bedrooms or more:	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

See section 12.64.402.D for description of cash-in-lieu fee option option

or 2.2 spaces per unit, whichever is less*

Amendment to avoid a disincentive for family-oriented units, essentially requiring the same number of spaces for units with 3 or more bedrooms as is required citywide. This applies to DC, DN, DT and GDC districts.

Amendment to eliminate a requirement that is difficult to apply and has not seemed necessary as development has occurred.

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	100 ft

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

B. SPECIAL DOWNTOWN NEIGHBORHOOD REQUIREMENTS

All Special Requirements on this page apply to development in the Downtown Neighborhood.

1. Contiguously permitted Pedestrian Oriented Retail

~~Pedestrian Oriented Retail is permitted in the Downtown Neighborhood District as long as:~~

- ~~a. All other Downtown Neighborhood District regulations are satisfied, and~~
- ~~b. The retail shopfronts are adjacent to or progress in a continuous line from retail shopfronts within the Downtown Core District.~~

2. Anchors in the Downtown Neighborhood District

Anchors larger than 30,000 square feet shall be permitted in the Downtown Neighborhood District on parcels with SR 527 frontage. The Anchor Exceptions in 12.64.101.B.4 shall apply.

Bothell Way NE

Change to reflect new name.

3. SR 522 Building Orientation Exception (See Section 12.64.201)

Building orientation is not required for buildings which have frontage along SR 522 and are entirely occupied by residential uses.

4. SR 522 Front yard setback distance (See Section 12.64.207)

The maximum frontyard setback is 35 feet for buildings which have frontage along SR 522 and are entirely occupied by residential uses.

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.103 DOWNTOWN TRANSITION DISTRICT REQUIREMENTS

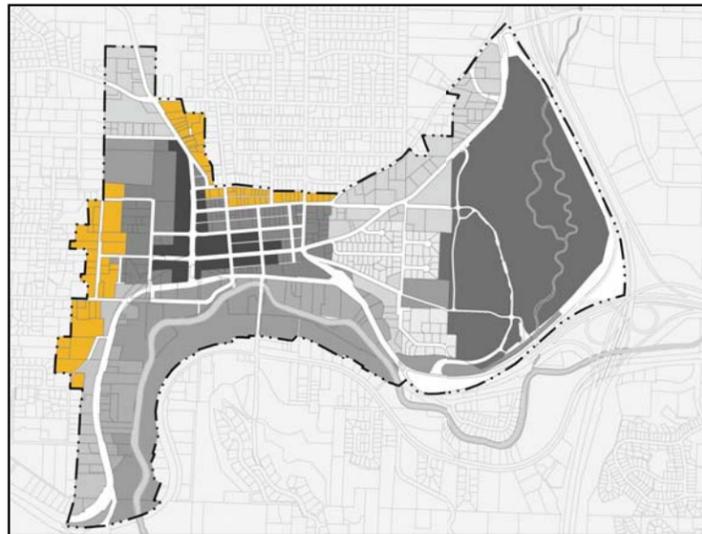


CHART LEGEND

---: not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
(C1): 0 ft side yard setback is permitted only if the side yard setback on the abutting property is 0 ft or larger than 10ft		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	2 floors & 20 feet
maximum height	3 floors & 35 feet
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	not required
Across the Street from Residential Only Zones	not required
Special Height Requirement	required
12.64.204 Building Orientation	
required or not required	required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	---
4) Grand Portico	---
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	permitted
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	5 ft / 15 ft
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	5 ft (C1)
12.64.209 Rear Yard Setback	
minimum setback	10 ft
12.64.210 Special Setback Regulations	
minimum setback	25 ft
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	70%
12.64.213 Build-to-Corner	
required or not required	required
12.64.214 Maximum Building Length	
maximum	120 ft
12.64.215 Special Building Length Limit	
Corner	100
Mid-Block	80
12.64.216 Space Between Buildings	
	20 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	n/a
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	---
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	for pre-located street
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	n/a
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	90%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted
2. Parkway Landscaping	---
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	n/a

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	100 sqft/1000 sqft	N/A
D. Lodging	100 sqft/room	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.104 SR 522 CORRIDOR DISTRICT REQUIREMENTS

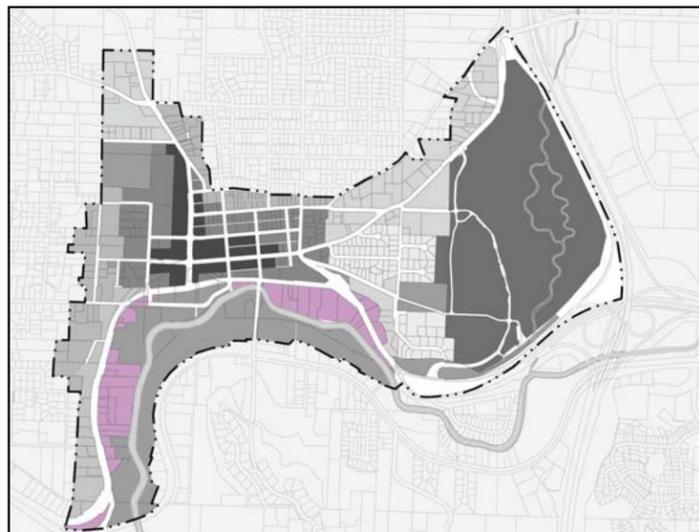


CHART LEGEND

---	not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted:	these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required:	these are required elements of all new development as indicated.		
(C1):	City-wide conditions for manufactured homes apply		
(R):	exceptions apply for development in the special riverfront overlay, see Special SR 522 Requirements		
D & CS & S:	Design & Construction Standards & Specifications		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	---
3. Business & Personal Services	permitted
4. Auto Oriented Retail	permitted
5. Corner Store Retail	permitted
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	conditional; (C1)
5. Home Occupation	permitted

Add Business and Personal Services as permitted in 522, consistent with existing uses in the district.

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	1 floor & 20 feet
maximum height	4 floors & 45 feet; (R)
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	n/a
Across the Street from Residential Only Zones	n/a
Special Height Requirement	not required
12.64.204 Building Orientation	
required or not required	not required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	permitted
4) Grand Portico	permitted
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	---
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	15 ft / no max
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	5 ft
12.64.209 Rear Yard Setback	
minimum setback	10 ft
12.64.210 Special Setback Regulations	
minimum setback	25 ft
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	60%
12.64.213 Build-to-Corner	
required or not required	not required
12.64.214 Maximum Building Length	
maximum	180 ft
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	30 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	n/a
B. Sammamish River Access	required
C. Street Configuration	required
D. Street Type	
1. City Street	---
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	n/a
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	n/a
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	80%; (R)
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	per D & CS & S
2. Parkway Landscaping	required (522)
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	---
2. Groundcover	required
3. Moderate Screening	required
4. Heavy Screening	required

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	100 sqft/1000 sqft	N/A
D. Lodging	100 sqft/room	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.104 SR 522 CORRIDOR DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	---
B. Surface Parking Lot - Side	permitted
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	permitted
E. Parking Structure - Exposed	permitted
F. Parking Structure - Wrapped: Ground Level	permitted
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201. Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)				
Pedestrian Oriented - eating and drinking establishments				
b) Neighborhood Center Retail				
c) Auto Oriented Retail				
d) Corner Store Retail				
2 - Civic & Cultural				
3 - Office				
4 - Lodging				
5 - Residential (All)				

Subject to Bothell Municipal Code Chapter 12.16 and specifically but not limited to BMC 12.16.030 Computation of required off-street parking spaces, BMC 12.16.040 Shared parking requirements, BMC 12.16.080 Off-street parking location and design, and BMC 12.16.110 Transit and rideshare provisions.

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	120 ft

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

B. SPECIAL SR 522 CORRIDOR REQUIREMENTS

All Special Requirements on this page apply to development in the SR 522 Corridor.

1. Driveway Access

- Driveways shall be spaced a minimum of 250 feet apart from intersections with public streets or other driveways.
- Where a parcel or assembled parcel has less than 250 feet of street frontage, driveways shall be located at opposite ends of the available street frontage where the side property lines intersect the right-of-way, so that each drive may serve the adjacent properties.
- To have driveways spaced less than 250 feet apart on one property, they must be one way and located at opposite ends of a property.
- Where parcel configuration, topography or other site limitations make these regulations impractical, the city traffic engineer shall determine driveway location.

2. Special Riverfront Overlay

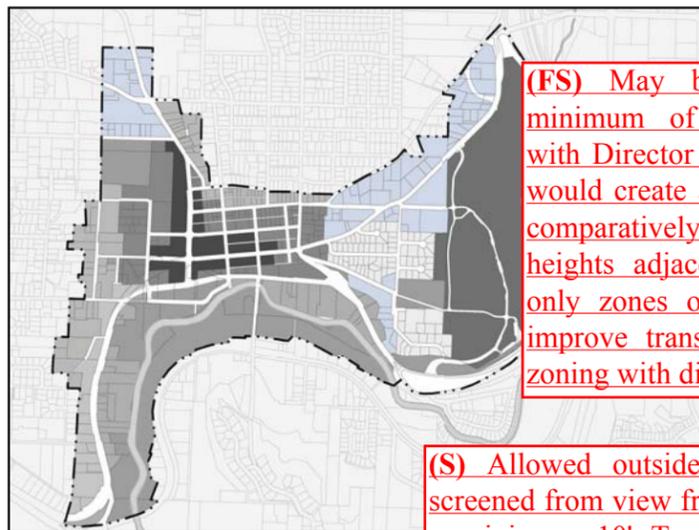
- Building Height: maximum three floors / 35 feet within the Shoreline Master Program (SMP) jurisdiction and four floors / 45 feet outside the SMP jurisdiction.
- View Corridor Provision: A minimum of one-fourth of the property width shall be maintained as a View Corridor free of structures for the entire depth of the property from the street toward the river.
 - “Property width” is defined as the widest part of a parcel, or in the case of triangular lots, the point midway between the front and rear property lines as measured parallel to the course of the Sammamish River nearest the property. Where these regulations do not clearly define the property width, the Community Development Director/Designee shall determine property width.
 - Surface parking can be in the required View Corridor.
 - The total View Corridor area may be provided in two separate View Corridors.
- Impervious Surface Coverage shall not exceed the following limits:
 - Properties with frontage on the Sammamish River: 60 percent;
 - Properties without river frontage: 70 percent.

3. Mobile Home Park Overlay

- Development shall be limited to the existing mobile home park (MPH) and any additional mobile homes or manufactured homes which may be permitted by existing approvals or by new approvals obtained under Chapter 12.08 BMC.
- Mobile/manufactured homes in the overlay shall be developed in accordance with Chapter 12.08 BMC.
- Redevelopment to uses other than a mobile home park shall require prior review and approval of an amendment to the Imagine Bothell... Comprehensive Plan and SR 522 Corridor district regulations shall apply.

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.105 GENERAL DOWNTOWN CORRIDOR DISTRICT REQUIREMENTS



(FS) May be reduced to a minimum of 5' provisionally, with Director approval, where it would create a wider buffer and comparatively lower building heights adjacent to residential-only zones or where it would improve transitions to adjacent zoning with different setbacks.

(S) Allowed outside NCO only if screened from view from the street by a minimum 10' Type III landscape buffer.

New notes added and inserted in Chart Legend

CHART LEGEND

---	not permitted	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted:	these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required:	these are required elements of all new development as indicated.		
(H):	maximum 3 floor & 35 feet in 3 floor overlay, See Fig. 12.64.100 Districts Map		
(C1):	the required setback area must include a 24 ft wide, Type I landscape buffer where proposed development is not similar in character and density to the adjacent residential-only zoning.		
(NCO):	Neighborhood Center Overlay, See Fig. 12.64.100 Districts Map		
D & CS & S:	Design & Constructions Standards & Specifications		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	permitted in (NCO)
3. Business & Personal Services	permitted
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	permitted
C. Office	permitted
D. Lodging	permitted
E. Residential	
1. Multi-Family w/ Common Entry	permitted
2. Multi-Family w/ Individual Entry	permitted
3. Detached Single Family Housing	permitted
4. Manufactured Homes	---
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	1 floor & 20 feet
maximum height	4 floors & 45 feet; (H)
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	required
Across the Street from Residential Only Zones	required
Special Height Requirement	required
12.64.204 Building Orientation	
required or not required	not required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	---
4) Grand Portico	---
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	permitted
9) Front Door	---
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	20 ft / no max (FS)
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	5 ft
12.64.209 Rear Yard Setback	
minimum setback	10 ft
12.64.210 Special Setback Regulations	
minimum setback	29 ft (C1)
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	60%
12.64.213 Build-to-Corner	
required or not required	not required
12.64.214 Maximum Building Length	
maximum	150 ft
12.64.215 Special Building Length Limit	
Corner	100
Mid-Block	80
12.64.216 Space Between Buildings	
	30 ft

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	n/a
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	permitted in (NCO) only
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	n/a
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	n/a
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	80%
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	per D & CS & S
2. Parkway Landscaping	required (527, Beardslee)
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	---
2. Groundcover	required
3. Moderate Screening	required
4. Heavy Screening	required

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	100 sqft/1000 sqft	N/A
D. Lodging	100 sqft/room	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	N/A

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.105 GENERAL DOWNTOWN CORRIDOR DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	
B. Surface Parking Lot - Side	permitted in (NCO) only (S)
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	---
E. Parking Structure - Exposed	---
F. Parking Structure - Wrapped: Ground Level	permitted in (NCO) only
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted
I. Parking Structure - Underground	permitted

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	80 ft

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)	1 vehicle space per 400 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
Pedestrian Oriented - eating and drinking establishments	1 vehicle space per 400 sf	1 vehicle space per 200 sf	No reductions	On-site, or off-site within 800 feet, or cash-in-lieu
b) Neighborhood Center Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
c) Auto Oriented Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site
d) Corner Store Retail	1 vehicle space per 400 sf	1 vehicle space per 250 sf	No reductions	On-site, or on street within 200 feet, or cash-in-lieu
2 - Civic & Cultural				
	1 vehicle space per 500 sf	1 vehicle space per 250 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
3 - Office				
	1 vehicle space per 500 sf	1 vehicle space per 300 sf	10% reduction allowed for shared-use parking	On-site, or off-site within 800 feet, or cash-in-lieu
4 - Lodging				
1	0.75 vehicle space per bedroom	1 vehicle space per bedroom	No reductions	On-site, or off-site within 100 ft
5 - Residential (All)				
1	0.75 vehicle space per bedroom	1 vehicle space per bedroom	10% reduction shared-use	On-site, or off-site within 100 ft

New note added referring to Chart Legend

or 2.2 spaces per unit, whichever is less*

*If the formula results in a fraction, the minimum number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounded up and fractions below 0.50 rounding down.

B. SPECIAL GENERAL DOWNTOWN CORRIDOR REQUIREMENTS

All Special Requirements on this page apply to development in the General Downtown Corridor.

1. Special Front Yard Setback Area requirements

- a. Front yard setback areas shall be planted with grass or groundcover across the entire property frontage.
- b. Type V landscaping per BMC 12.80.040 with the following provisions, landscaping shall consist of at least 50% conifers and shall be planted in an irregular/informal pattern.

2. Only Residential Uses Allowed Adjacent to Single Family Zones

On parcels adjacent to the single family zoning just outside the Subarea boundary, only residential uses will be allowed to face those zones within 90 feet of the zone boundary.

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.105 GENERAL DOWNTOWN CORRIDOR DISTRICT REQUIREMENTS (CONT.)

C. SPECIAL NORTH CREEK VALLEY REQUIREMENTS

In addition to other General Downtown Corridor requirements and Downtown Subarea Development Regulations, the areas formerly within the North Creek subarea, including all the areas east of 108th Ave NE that are not in the Sunrise / Valley View or Park & Public Open Space districts, shall be subject to the following regulations.

1. Pedestrian and bicycle access

All development within the North Creek Valley shall include provisions for pedestrian and bicycle access in accordance with the adopted pedestrian and bicycle facilities plan within the Imagine Bothell... Comprehensive Plan. Special consideration shall be given to developing a complete nonmotor vehicle traffic network, including connections to a trail system along North Creek and access to such system.

2. Requirements relating to freeways

- a. The negative visual impact resulting from buildings with their rear elevation facing I-405 or SR-522 shall be avoided or substantially minimized through building orientation and design and/or effective screening.
- b. Commercial development in the North Creek Valley shall not include businesses which are dependent upon attracting freeway motorists for a substantial portion of their business. Retail and service businesses located within the North Creek Valley are prohibited from orienting signs toward I-405 and SR-522. Signage shall be oriented to the street serving the business.
- c. All development constructed in the vicinity of I-405 or SR-522 shall be designed and/or positioned so as to buffer freeway noise.

3. Architectural Requirements

In order to further the purposes set forth in BMC 12.56.010, protect property values, minimize discordant and unsightly surroundings and visual blight, avoid inappropriate and poor quality design and to promote aesthetic quality for the community as a whole, in addition to the design standards contained in Chapter 12.14 BMC, the following architectural requirements shall be complied with:

- a. Glare
 - i. Mirror glass is permitted only when it can be demonstrated to produce no detrimental visual effect upon adjacent areas.
 - ii. Lighting shall be directed toward the interior of the project and away from residential areas.
- b. The major portions of the exterior building and fence materials shall be of natural and earth tones. Accent colors will be permitted on the minor portions of such materials.
- c. Buildings should be designed to encourage overall compatibility. Modular units, tilt-up construction, and other cost-effective techniques are allowed and the final visual effect should be one of quality and permanence.
- d. All vents, air conditioning units, mechanical, electrical and other equipment located on the roof of any structure shall be screened as needed to avoid an unsightly appearance as viewed from surrounding property, including hillside locations. The building roof design and covering/screening materials shall be described in detail, and it shall be demonstrated how these items will mitigate the visual impact of the equipment. These items shall be incorporated as an integral part of the overall building design. Projections of the view to the proposed site development, of roofs, and of rooftop equipment screening from adjacent hillsides, elevated roadways and residential areas shall be submitted.

4. Landscaping Requirements

- a. Planting of shade trees native to the area shall be required along public access routes to the North Creek shoreline.
- b. Service, loading, storage and other areas which tend to be unsightly shall be oriented away from dedicated streets and private roadways and screened from view with landscaping or fencing of an attractive material.
- c. The perimeter of parking areas shall be landscaped with solid screen evergreen plant material four feet high or fencing in combination with planting. Landscaped earth berms at least three feet high may substitute for the solid screen planting.
- d. Mechanical equipment shall be screened with landscaping or attractive architectural features integrated into the structure itself.
- e. To lessen the visual impact of outdoor parking lots, not less than seven percent of the interior of a parking lot with at least 15 parking stalls shall be landscaped. Landscaped strips between parking bays with appropriate ground cover and the planting of deciduous trees to achieve a canopy-like screening shall be required. Berms are also encouraged in the interior planted areas. Planting which is required for screening along the perimeter of any parking lot shall not be considered as fulfillment of the interior landscaping requirement. Planted areas within a parking lot shall be considered as part of the open space requirement.
- f. All plant material used for parking lot landscaping shall be of sufficient size and development to have a significant impact on the screening of the lot immediately though the full effect will not be realized for several years.

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.105 GENERAL DOWNTOWN CORRIDOR DISTRICT REQUIREMENTS (CONT.)

5. Parking Requirements

- ~~a. Required number of stalls shall be in accordance with Chapter 12.16 BMC;~~
- ~~b. Cooperative joint usage of parking lots by two or more commercial businesses within a development shall be encouraged when the suitability of this cooperative agreement is determined. Criteria for such a determination includes:

 - ~~i. The size of the joint parking lot which shall be governed by the timing of customer usage of the space and of the peak business periods of participating businesses.~~
 - ~~(A) When peak periods of business overlap for two or more businesses wishing a joint parking lot, the required number of parking stalls may be reduced to 75 percent of the total parking stalls required for all businesses.~~
 - ~~(B) The number of parking stalls for two businesses shall be the same as that required for the larger of the two when it is shown that one of the two cooperating businesses is relatively inactive during peak periods of the other.~~
 - ~~(C) The number of parking stalls for three or more businesses with nonoverlapping peak hours shall be at least the same as that required by the largest business. Additional parking stalls may be required by the community development director;~~
 - ~~ii. Location of the parking area either on the same lot or within 200 feet of the building it is intended to serve. For longer term parking, such as employee or proprietor parking, portions of the parking may be located up to 500 feet from the building if such an arrangement is found by the community development director to adequately serve the needs of the development for parking;~~
 - ~~iii. Adequate signing in the parking area and entrance to the cooperative establishments to clarify for customers that the parking area is common to both;~~
 - ~~iv. Safe and adequate pedestrian connections between the parking and the businesses;~~~~
- ~~e. A minimum of 50 percent of the space saved on a site through joint use of parking areas must be set aside as open space with pedestrian access and allocated equally among businesses;~~

- ~~d. All approved joint uses of parking areas, including use by the public of private lots adjacent to public recreation areas, shall be made permanent by the execution of a written agreement approved by the city attorney which makes the agreement continuous during the occupancy of the business unless satisfactory alternative arrangements are authorized by the community development director. This agreement shall be filed with the city clerk and recorded with the King County department of records and elections at the expense of the applicant;~~
- ~~e. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed, or raised six inches above the lot surface;~~
- ~~f. Parking lots utilizing material that is to some degree pervious and creates the visual impression of natural ground coverage are encouraged, but no compensating increase in impervious surface allotment shall be given;~~
- ~~g. The feasibility of reducing the number of parking stalls required to be provided as part of the development through the use of transportation system management (TSM) techniques shall be addressed. Examples of TSM techniques include, but are not limited to, the following:

 - ~~i. Carpooling;~~
 - ~~ii. Vanpooling;~~
 - ~~iii. Subsidized bus passes;~~
 - ~~iv. A monthly charge for parking;~~
 - ~~v. A monthly subsidy for use of ridesharing;~~
 - ~~vi. Use of flextime;~~~~
- ~~h. The number of and length of time per day stalls will be available for carpool/vanpool use, the percentages of employees which will use each system, the economic incentives to be used to encourage ride sharing use, the use of flextime and/or joint parking facilities, the level of bus service provided to the site, and any other strategies which will be utilized to decrease the amount of traffic generated by the development should be addressed. If an applicant demonstrates these techniques will be successful and obligates himself or herself to implement and maintain them on an ongoing basis, the city may reduce the required number of parking stalls below the number required by this title. The land for the required but unprovided parking stalls shall be set aside as open space until/if it is needed for additional parking. If the city finds the techniques were not successful, an applicant shall provide the additional parking stalls or reduce the building area utilized by the use.~~

6. Regulations applicable to the corridor east of 108th Avenue NE, north and west of Beardslee Boulevard and south of R 9,600 zoning.

- a. Any development within the corridor shall manage storm water so as to minimize impacts on fisheries and wildlife resources which would receive surface or groundwater from the development. Achievement of this objective may require preparation of special downstream analyses and other studies as well as application of storm water management measures in addition to or in lieu of standard measures required by BMC Title 18, Infrastructure, and the Bothell Design and Construction Standards and Specifications.
- b. Development within the corridor shall derive access solely from Beardslee Boulevard or the proposed extension of 112th Avenue NE through the corridor properties, except as otherwise provided in BMC 12.56.170. Where practical, internal access from development to development shall be provided to minimize the number of driveways on Beardslee Boulevard.
- c. Outdoor lighting on buildings in this area shall be directed away from single-family residences and kept as low in elevation as is consistent with providing adequate light levels for safety and security while minimizing the impact on single-family residences.
- d. Sports courts and other communal recreation facilities shall be oriented away from single-family residential development.
- e. The city has identified the need for transportation improvements in this area. The improvements would entail dead-ending Ross Road near the existing intersection of Ross Road, Beardslee Boulevard, 112th Avenue NE and NE 195th Street; extending the collector arterial 112th south and east through this area to intersect with Beardslee at a point approximately equidistant between I-405 and the signalized entrance to the UWB/CCC; and possibly eliminating the intersection of Ross, Beardslee, 112th and 195th or reducing its function to a right-in, right-out operation. The final design of these improvements, including but not limited to alignment, number of lanes, pedestrian facilities, driveway locations and signalization, shall be approved by the city council. Any proposed development in this area shall accommodate these planned improvements. These improvements may be entirely funded, designed and constructed by the city, or they may involve a partnership between the city, prospective developers and owners of developed or undeveloped property in the vicinity who would benefit from the improvements in terms of access, travel time and/or safety.
- f. Development shall incorporate a gateway plaza at the north end of Beardslee Boulevard, providing an attractive entry to the downtown area.

12.64.106 SUNRISE/VALLEY VIEW NEIGHBORHOOD DISTRICT REQUIREMENTS

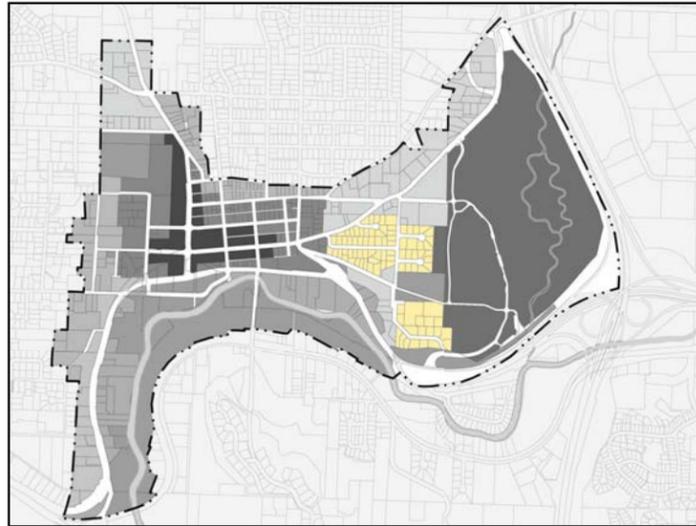


CHART LEGEND

---	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted: these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use		
required: these are required elements of all new development as indicated.		
(S/VV): special regulations apply, see 12.64.106.B.3 Impervious Surface Coverage		
(G): for detached single-family homes, only garages, carports, and driveways are permitted. For off street parking location and design, see BMC 12.16.080.		

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	---
2. Neighborhood Center Retail	---
3. Business & Personal Services	---
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	---
C. Office	---
D. Lodging	---
E. Residential	
1. Multi-Family w/ Common Entry	---
2. Multi-Family w/ Individual Entry	---
3. Detached Single Family Housing	permitted
4. Manufactured Homes	permitted
5. Home Occupation	permitted

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	n/a
maximum height	30 feet
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	n/a
Across the Street from Residential Only Zones	n/a
Special Height Requirement	n/a
12.64.204 Building Orientation	
required or not required	required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	---
2) Corner Entry	---
3) Arcade	---
4) Grand Portico	---
5) Forecourt	---
6) Grand Entry	---
7) Stoop	---
8) Porch	permitted
9) Front Door	permitted
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	20 ft
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	5 ft
min combined side yard setbacks	15 ft
12.64.209 Rear Yard Setback	
minimum setback	15 ft
12.64.210 Special Setback Regulations	
minimum setback	n/a
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	n/a
12.64.213 Build-to-Corner	
required or not required	not required
12.64.214 Maximum Building Length	
maximum	70 ft
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	n/a

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	1500 ft
2. Pre-Located Streets	n/a
B. Sammamish River Access	n/a
C. Street Configuration	required
D. Street Type	
1. City Street	---
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	n/a
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	n/a
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	(S/VV)
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	---
2. Parkway Landscaping	---
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	---
2. Groundcover	required
3. Moderate Screening	permitted
4. Heavy Screening	n/a

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	N/A	N/A
D. Lodging	N/A	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	60 sqft/DU minimum on Average

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.106 SUNRISE/VALLEY VIEW NEIGHBORHOOD DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	--- (G)
B. Surface Parking Lot - Side	--- (G)
C. Surface Parking Lot - Rear	--- (G)
D. Surface Parking Lot - Exposed	--- (G)
E. Parking Structure - Exposed	--- (G)
F. Parking Structure - Wrapped: Ground Level	--- (G)
G. Parking Structure - Wrapped: All Levels	--- (G)
H. Parking Structure - Partially Submerged Podium	--- (G)
I. Parking Structure - Underground	--- (G)

12.64.402 Provision of Parking				
12.64.201. Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)				
Pedestrian Oriented - eating and drinking establishments				
b) Neighborhood Center Retail				
c) Auto Oriented Retail				
d) Corner Store Retail				
2 - Civic & Cultural				
3 - Office				
4 - Lodging				
5 - Residential (All)				

Subject to Bothell Municipal Code Chapter 12.16 and specifically but not limited to BMC 12.16.030 Computation of required off-street parking spaces, BMC 12.16.040 Shared parking requirements, BMC 12.16.080 Off-street parking location and design, and BMC 12.16.110 Transit and rideshare provisions.

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required
Base	not required
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	60 ft

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

B. SPECIAL SUNRISE/VALLEY VIEW NEIGHBORHOOD REQUIREMENTS

All Special Requirements on this page apply to development in the Sunrise Valley View Neighborhood.

1. Minimum Lot Circle

Each lot must be of sufficient size to fully accommodate an 80 foot diameter circle for lots of 9,600 square feet or larger. The circle accommodated may decrease proportionally with smaller lot sizes to a minimum diameter of 70 feet for lots of 8,400 square feet.

2. Minimum Lot Size

- a. Minimum Lot size requirements for properties within the R9,600 Overlay (see Fig.12.64.106 Lot Size Overlays) shall be as follows:
 - i. The minimum lot size shall be 9,600 sq.ft. on average.
 - ii. Subdivisions shall achieve an average of no less than 9,600 square feet per lot, except as may be otherwise permitted under an approved planned unit development, in accordance with Chapter 12.30 BMC. That is, the total area of all lots within a proposed subdivision divided by the number of lots shall amount to an average lot area of at least 9,600 square feet. Twenty percent of the lots in a subdivision may be smaller than 9,600 square feet, but no lot shall be smaller than 8,400 square feet, nor larger than 14,400 square feet. No more than one primary dwelling unit shall be placed on a lot.
- b. Minimum Lot size requirements for properties within the R8,400 Overlay (see Fig.12.64.106 Lot Size Overlays) shall be as follows:
 - i. The minimum lot size shall be 8,400 sq.ft.

- ii. No lot shall be less than the minimum lot area per single-family dwelling unit, except as may otherwise be permitted under an approved planned unit development, in accordance with Chapter 12.30 BMC. No more than one primary dwelling unit shall be placed on a lot.
- c. In order to promote efficient use of land, no subdivision shall contain any lot having more than one and one-half times the minimum lot area, in the R 8,400 overlay or one and one-half times the average lot area, in the R 9,600 overlay (i.e., 14,400 square feet), except as follows:
 - i. Any subdivision of four lots or fewer may contain larger lots, but the property lines of such a subdivision shall be laid out so as to allow future subdivisions which comply with this subsection;
 - ii. A subdivision of five or more lots may contain larger lots to accommodate phasing of the subdivision; provided, that at completion of all phases, the subdivision complies with this subsection;
 - iii. A subdivision of five or more lots may contain a larger lot to permit the pre-existing house and any related outbuildings and grounds to be retained intact on one property;
 - iv. These maximum lot size regulations do not apply to any common tracts for critical area protection, open space retention, storm water retention/detention or other purposes as may be required by the City as a condition of subdivision approval.
- d. Land area in roads and other rights-of-way, surface storm water retention/detention/water quality facilities, critical areas, critical area buffers, or land dedicated to the City, shall not be included in any proposed single-family lot, unless so stated in the conditions of an approved planned unit development, in accordance with Chapter 12.30 BMC.
- e. Land in an access easement, utility easement, or other form of easement which is not set aside as a separate tract shall be counted as part of the area of a parcel for the purpose of calculating minimum lot area.

3. Impervious Surface Coverage:

Front Yard Setback Areas shall not contain any impervious surface except for driveways, walkways, and structures allowed to encroach or project into the setback area. Impervious surface requirements do not apply to the remainder of the parcel.

- R8,400 overlay
- R9,600 overlay

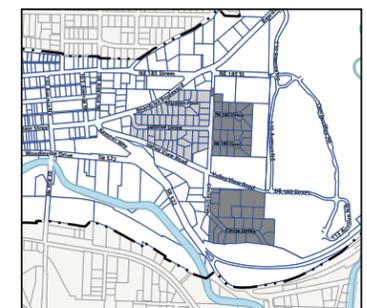


FIG. 12.64.106 LOT SIZE OVERLAYS

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.107 PARK AND PUBLIC OPEN SPACE DISTRICT REQUIREMENTS

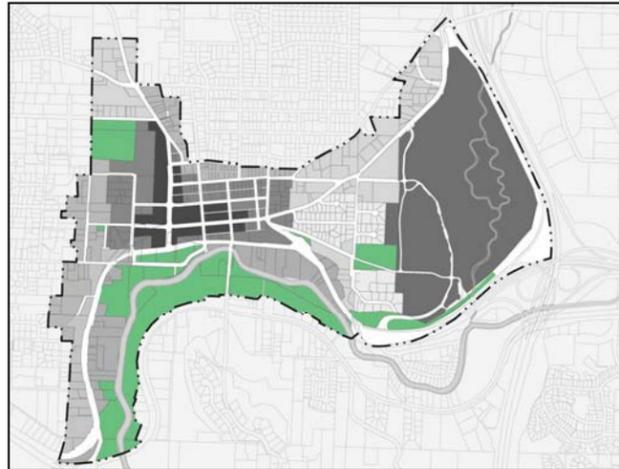


CHART LEGEND

---	n/a: not applicable as indicated	not required: these elements are not required as indicated
permitted:	these elements are allowed by right unless otherwise specified in Section 12.64.201 Building Use	
required:	these are required elements of all new development as indicated.	
provisional:	permitted subject to satisfaction of special criteria	
(C1):	permitted only in Park at Bothell Landing Overlay and Pop Keeney Stadium Overlay as provided in 12.64.107.B.2.d and .3.h	
(C2):	except as allowed under 12.64.107.B.2.e and .3.i	
(C3):	see Special Park and Open Space District Requirements (12.26.107.B.1.b)	
(C4):	see Special Park and Open Space District Requirements (12.26.107.B.1.c)	

A. DISTRICT CHARTS

12.64.200 Site Development Regulations	District Requirements
12.64.201 Building Use	
A. Retail	
1. Pedestrian Oriented Retail	permitted; (C1)
2. Neighborhood Center Retail	---
3. Business & Personal Services	---
4. Auto Oriented Retail	---
5. Corner Store Retail	---
B. Civic & Cultural	permitted
C. Office	permitted; (C1)
D. Lodging	---
E. Residential	---
1. Multi-Family w/ Common Entry	---
2. Multi-Family w/ Individual Entry	---
3. Detached Single Family Housing	---
4. Manufactured Homes	---
5. Home Occupation	---

12.64.200 Site Development Regulations (cont.)	District Requirements
12.64.202 Building Height	
minimum height	n/a
maximum height	35 ft; (C2)
12.64.203 Special Height Regulations	
Abutting Residential Only Zones	required
Across the Street from Residential Only Zones	required
Special Height Requirement	n/a
12.64.204 Building Orientation	
required or not required	not required
12.64.205 Public Frontage	
required or not required	required
12.64.206 Private Frontage	
1) Shop-Front	permitted
2) Corner Entry	permitted
3) Arcade	permitted
4) Grand Portico	permitted
5) Forecourt	permitted
6) Grand Entry	permitted
7) Stoop	permitted
8) Porch	permitted
9) Front Door	permitted
10) Edge Treatment: Fenced	permitted
11) Edge Treatment: Terraced	permitted
12) Edge Treatment: Flush	permitted
12.64.207 Front Yard Setback	
minimum / maximum	0 ft / no max
12.64.208 Side Yard Setback	
min w/ living space windows (or adj to s.f. homes)	10 ft
min w/out living space windows	10 ft
12.64.209 Rear Yard Setback	
minimum setback	10 ft
12.64.210 Special Setback Regulations	
minimum setback	30 ft
12.64.211 Alley Setback	
minimum setback	5 ft
12.64.212 Frontage Coverage	
minimum percentage covered	n/a
12.64.213 Build-to-Corner	
required or not required	not required
12.64.214 Maximum Building Length	
maximum	n/a
12.64.215 Special Building Length Limit	
Corner	n/a
Mid-Block	n/a
12.64.216 Space Between Buildings	
	n/a

12.64.300 Street, Surface Water Management, and Open Space Regulations	District Requirements
12.64.301 Street Regulations	
A. Provision of New Streets	
1. Maximum Parcel Perimeter	n/a
2. Pre-Located Streets	n/a
B. Sammamish River Access	required
C. Street Configuration	n/a
D. Street Type	
1. City Street	permitted
2. Neighborhood Avenue	permitted
3. Neighborhood Green Street	permitted
4. Neighborhood Street	permitted
5. NE 185th St. / 98th Ave. NE Connector	n/a
6. Alley	permitted
7. Passage	permitted
8. Pedestrian Walkway	permitted
12.64.302 Surface Water Management Regulations	
A. Impervious Surface Coverage	see 12.64.108.B.1.a
B. Drainage Plan	required
12.64.303 Setback Area Landscaping	
A. Perimeter Block Setback Areas	
1. Sidewalk Extension	permitted
2. Parkway Landscaping	permitted
3. Neighborhood Street Landscaping	permitted
B. Interior Block Setback Areas	
1. Paving	permitted
2. Groundcover	permitted
3. Moderate Screening	permitted
4. Heavy Screening	permitted

12.64.304. Provision of Open Space		
12.64.201 Building Use	Public Open Space Requirements	Private Outdoor Space Requirements
A. Retail	N/A	N/A
B. Civic & Cultural	N/A	N/A
C. Office	N/A	N/A
D. Lodging	N/A	N/A
E. Residential:	150 sqft/DU	60 sqft/DU minimum on Average
E.5. Home Occupation	150 sqft/DU	60 sqft/DU minimum on Average

GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

12.64.107 PARK AND PUBLIC OPEN SPACE DISTRICT REQUIREMENTS (CONT.)

12.64.400 Parking Regulations	District Requirements
12.64.401 Parking Types	
A. Surface Parking Lot - Front	provisional (C3)
B. Surface Parking Lot - Side	permitted
C. Surface Parking Lot - Rear	permitted
D. Surface Parking Lot - Exposed	permitted
E. Parking Structure - Exposed	provisional (C3)
F. Parking Structure - Wrapped: Ground Level	provisional (C3)
G. Parking Structure - Wrapped: All Levels	permitted
H. Parking Structure - Partially Submerged Podium	permitted
I. Parking Structure - Underground	permitted

12.64.402 Provision of Parking				
12.64.201 Building Use	Minimum Parking Requirements	Permitted Maximum Parking in a Surface Lot	Shared Parking Reduction	Special Condition Requirements
1 - Retail:				
a) Pedestrian Oriented Retail (Except Eating and Drinking Establishments)				
Pedestrian Oriented - eating and drinking establishments				
b) Neighborhood Center Retail				
c) Auto Oriented Retail				
d) Corner Store Retail				
2 - Civic & Cultural				
3 - Office				
4 - Lodging				
5 - Residential (All)				

Subject to Bothell Municipal Code Chapter 12.16 and specifically but not limited to BMC 12.16.030 Computation of required off-street parking spaces, BMC 12.16.040 Shared parking requirements, BMC 12.16.080 Off-street parking location and design, and BMC 12.16.110 Transit and rideshare provisions; except that other parking requirements specific to a proposed development may be applied if a study of the particular parking demand for the proposed development is prepared by a qualified professional and determined by the City to be accurate.

12.64.500 Architectural Regulations	District Requirements
12.64.501 Building Height Massing Regulations	
Top	required (C4)
Base	required (C4)
12.64.502 Building Length Massing Regulations	
Street & River Façade Increment	n/a

12.64.600 Signage Regulations	District Requirements
12.64.601 General Signage Regulations	
	see section 12.64.601
12.64.602 Sign Types Regulations	
	see section 12.64.602

B. SPECIAL PARK AND PUBLIC OPEN SPACE DISTRICT REQUIREMENTS

The Special Requirements in this section apply to development in the Park and Public Open Space District.

All land having this classification is owned by public entities (City of Bothell, Northshore School District, King County or Washington Department of Transportation) and is intended for uses conducted or supported by these entities including but not limited to; passive enjoyment of natural open space; participation in or observation of athletic, musical, theatrical or other individual or group activities; picnicking, socializing, game-playing, walking, pet exercising and other low-intensity pursuits; preservation, continuation and celebration of community resources which contribute to the Downtown character and identity by virtue of their history, visual appeal and/or function; vegetative buffering adjacent to highways; and compatible uses which enhance the aforementioned activities.

Given the public ownership of properties classified Park and Public Open Space, and the public review requirements to which these entities are subject for any significant capital project, these regulations are intentionally broadly written to promote flexibility in achievement of the purpose of this District.

1. Special requirements applicable to the entire District

- Impervious surface coverage. Park design shall incorporate low impact development (LID) surface water management techniques to the greatest extent possible. Percentage of impervious surface coverage may vary from property to property, depending on the purpose of the park or open space, suitability of the soil for LID, and other factors.

- Parking types. The surface parking lot – front, parking structure – exposed, and parking structure – wrapped: ground level parking types are allowed subject to mitigation of visual impacts.
- Architectural regulations. Development on property zoned Park and Public Open Space District shall comply with the top and base building height massing regulations in 12.64.501 and the building length massing regulations in 12.64.502 unless the purpose of the development dictates otherwise, for example, to preserve and/or replicate historic buildings.

2. Park at Bothell Landing Overlay

- The Park at Bothell Landing is the focal gathering space for Downtown and for the City of Bothell as a whole. The realignment of SR 522 resulting from the Crossroads project enables the northward expansion of the Park and by so doing provides opportunities to further enhance its pivotal place in the community fabric.
- The adoption of the Downtown Subarea Plan and Regulations is to be followed immediately by a master planning effort for the expanded Park at Bothell Landing. Such an effort will provide opportunities for public participation and will include review and recommendation by the Parks and Recreation Board, followed by deliberation and approval by the City Council.
- The Park at Bothell Landing Overlay regulations are intended to provide flexibility to accommodate the Park at Bothell Landing master plan. Accordingly, these Overlay regulations establish only those requirements separate from or in addition to the Park and Public Open Space District Requirements Charts and 12.64.107.B.1 which are deemed warranted to recognize the unique attributes and opportunities inherent in the Park at Bothell Landing.
- Uses. In addition to the Civic and Cultural uses permitted in the Park and Public Open Space District Requirements Charts, other uses as described in the Use Category Charts in 12.64.201 are permitted subject to approval through the Park at Bothell Landing master planning process.
- Maximum building height. Recognizing that building height can play a role in visually establishing the Park at Bothell Landing as an anchor attraction Downtown, for example, by placing a vertical feature at the terminus of the multiway boulevard, the maximum permitted building height shall be determined through the master planning process, taking into account property location; purpose of the building; height relationship of the building to other buildings on the property, particularly the existing historical buildings; allowed building heights on adjacent properties; views to and from the property; and other relevant factors.

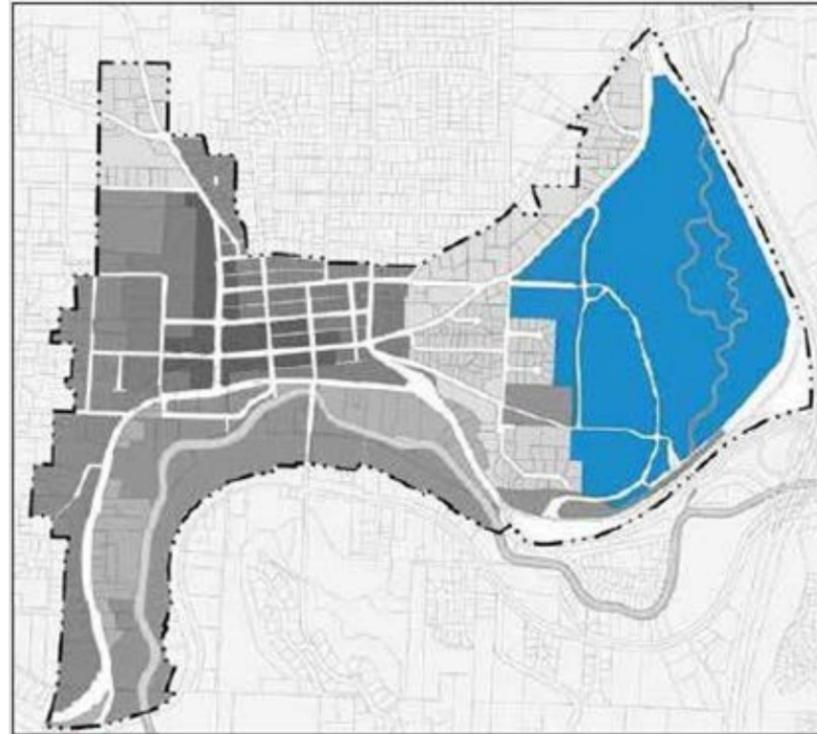
GENERAL REQUIREMENTS AND GUIDELINES ARE IN SECTIONS 12.64.200 - 12.64.600

3. Pop Keeney Stadium Overlay

- a. Pop Keeney Stadium is a rare remaining example of a high school stadium located in a community's town center. As it has since its opening in 1920, this facility activates and enlivens Downtown before, during and after football games and other athletic and non-athletic events. The Northshore School District has indicated its intent to continue operation of Pop Keeney Stadium, and to update and enhance the facility for the enjoyment of future generations of student athletes and their fans. The property has also been identified as a potential site for an aquatics center, as a companion use to the Stadium.
- b. Any renovation or redevelopment of Pop Keeney Stadium and the surrounding grounds will provide opportunities for public participation and will require deliberation and approval by the Northshore School Board.
- c. The Pop Keeney Stadium Overlay regulations are intended to provide flexibility to accommodate any future renovation, enhancement and redevelopment of this facility by the Northshore School District, and to memorialize certain non-conforming rights and other characteristics related to the stadium's historic use.
- d. Accordingly, these Overlay regulations establish only those requirements separate from or in addition to the Park and Public Open Space District Requirements Charts and 12.64.107.B.1 which are deemed warranted to recognize the unique attributes and opportunities inherent in the Pop Keeney Stadium property.
- e. For purposes of application of BMC 8.64.030, Exterior lighting, which establishes limits on the amount of light allowed to cross a property line in a "residential zone", the Pop Keeney Stadium District and the mixed-use zoning districts immediately to the north, east and south of the Pop Keeney Stadium District shall not be considered "residential zones". The single family residential zoning classifications immediately to the west of Pop Keeney Stadium, outside the Downtown Subarea, shall be considered "residential zones." Continuation of stadium light generation at historic levels is allowed: however, future upgrades of the lighting system shall employ the latest technology to limit light spillage to the maximum extent feasible.
- f. Noise generated by events at Pop Keeney Stadium which are officially sanctioned by the Northshore School District are exempt from BMC 8.26.060, Public nuisance and disturbance noises, in accordance with BMC 8.26.060K, which reads in relevant part, "The foregoing provisions shall not apply to regularly scheduled events at parks or stadiums..."; and BMC 8.26.050, Exemptions, which adopts by reference exemptions to the maximum permissible environmental noise levels set forth in WAC 173-60-050, among which exemptions are "sounds originating from officially sanctioned parades and other public events."
- g. Provided that the seating capacity at Pop Keeney Stadium does not exceed 4,500, the Northshore School District shall accommodate on the property comprising the Pop Keeney Stadium District at least 500 parking spaces, or no fewer than 450 spaces if a transportation management plan which reduces on-site parking demand is submitted to and approved by the City. Timing of compliance with this requirement shall be subject to negotiation between the School District and the City, as it may relate to the timing of redevelopment of surplus School District property purchased by the City. If proposed improvements at Pop Keeney Stadium would result in a seating capacity of more than 4,500, the amount of parking required for the added seating capacity would be based on a study to be submitted to and approved by the City.
- h. Uses. In addition to the Civic and Cultural uses permitted in the Park and Public Open Space District Requirements Charts, the following uses are allowed on the Pop Keeney Stadium property, provided such uses are part of a coordinated overall site design and support and are ancillary to the Stadium and such other Civic and Cultural uses as may be developed on the property:
 - i. Eating and drinking establishments, specifically including restaurants, take-out order only; restaurants, fast food; restaurants, on-site dining; and vendor carts, spaces or stands;
 - ii. Convenience uses, specifically including convenience stores; delicatessens / cafes; and florists; and
 - iii. Daycare facilities.
- i. Maximum building height. The maximum permitted building height in the Pop Keeney Stadium Overlay shall be 45 feet, subject to the special relational height limits in 12.64.203 which apply next to residential-only zoning.

12.64.108 CAMPUS DISTRICT REQUIREMENTS

This section (12.64.108) has been replaced in its entirety, so is shown without redline strikethrough/underlined text.



A. APPLICABILITY

1. These Campus District Requirements are the development regulations for University and College development within the Campus District boundary. In these regulations the University and/or College are referred to collectively and individually as the “Institution” while the physical site is referred to as the “campus.” The development regulations in this section are tailored to the campus and its local setting, and are intended to allow development flexibility and improve compatibility with surrounding uses.
2. The size, use, and purpose of the campus present unique circumstances that are not addressed in the generally applicable provisions of the Downtown Subarea Regulations. The provisions of other sections of chapter 12.64 BMC apply to the campus (i) only to the extent such regulations are identified in this section 12.64.108 and (ii) the remaining regulations of chapter 12.64 BMC shall be used as guidance if the provisions of section 12.64.108 do not address an issue.
3. This section 12.64.108 does not apply to development within the Campus District that is not for Academic use and not on property owned by the Institution. All such development shall comply with the provisions of Chapter 12.64 BMC that apply within the General Downtown Corridor District.
4. Development of the campus by the Institution will comply with other applicable City regulations, not in chapter 12.64 BMC, and all applicable State and federal regulations.

B. ALLOWED USES

The use of the campus is Academic as defined in BMC 12.64.201.F

C. DEVELOPMENT

1. The Campus Master Plan approved by the Board of Regents of the University of Washington on January 11th, 2018, by the Board of Trustees of Cascadia College on January 16th, 2018, and by the Bothell City Council by Ordinance No. 2237-2017 on November 14, 2017 (“2017 Campus Master Plan”) shall control and guide development on the campus. As used throughout the 2017 Campus Master Plan, the word “development” means any Institutional decision to undertake any action of a project nature within the campus boundaries, which will directly modify the physical environment and which is not exempt from SEPA. Such development requires a consistency determination pursuant to BMC 11.10.004 in addition to any permits required by other provisions of the Bothell Municipal Code.
2. **Potential Development:** The 2017 Campus Master Plan identified a total Institution need of 1.8 million gross square feet to serve 10,000 student full-time equivalents (FTEs). The campus at the time of approval of the 2017 Campus Master Plan comprises approximately 0.76 million gross square feet of development, and the total amount of additional development authorized is approximately 1.04 million gross square feet. The Campus District is divided into six Development Areas, plus the wetlands area, as shown in Figure 12.64.108.C.2. The potential net new amount allowed within each Development Area under the 2017 Campus Master Plan is shown in Table 12.64.108, however this potential net new gross square footage cannot be achieved within each Development Area because the total campus development cannot exceed 1.8 million gross square feet under the 2017 Campus Master Plan. Parking structures are not included within or subject to this limit on total campus development.

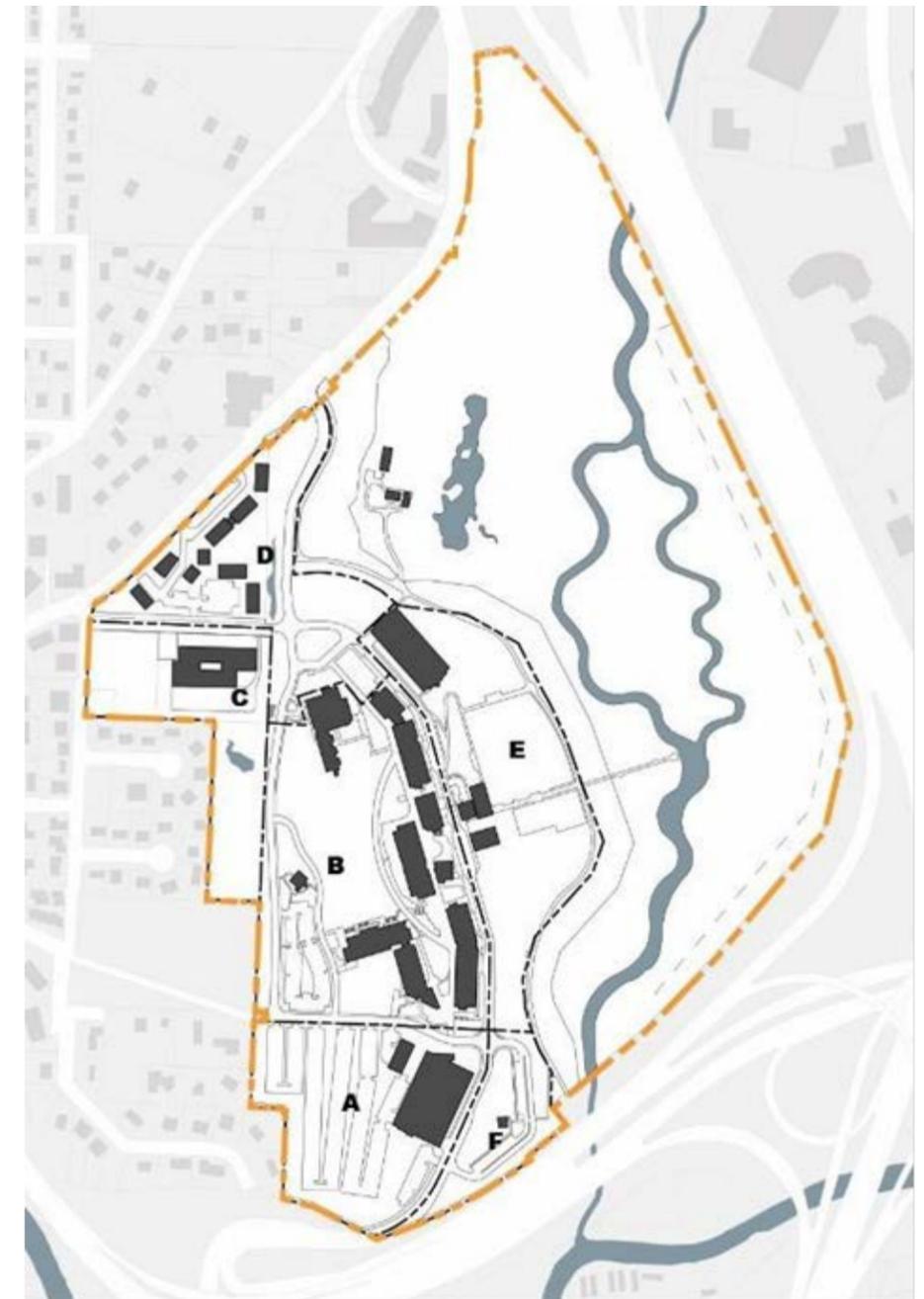


FIG. 12.64.108.C.2 DEVELOPMENT AREAS AND EXISTING BUILDINGS AT TIME OF ADOPTION OF THE CAMPUS MASTER PLAN

This section (12.64.108) has been replaced in its entirety, so is shown without redline strikethrough/underlined text.

12.64.108.C.3 The Campus District Development Regulations Matrix, arranged by Development Area.	Development Area					
	A	B	C	D	E	F
Allowed Uses:						
Academic	permitted	permitted	permitted (except as provided in BMC 12.64.108.C.4)	permitted	permitted	permitted
Development Regulations:						
Maximum height	65'	65'	65'	65'	100'	65'
30' landscaped buffer at campus boundary adjacent to single-family zoning	required	N/A	required	N/A	N/A	N/A
Minimum building setback at campus boundary	25' unless adjacent to single-family. If building height adjacent to single-family exceeds 35' a setback increase of 3' for each 1' of height.	25'	25' unless adjacent to single-family. If building height adjacent to single-family exceeds 35' a setback increase of 3' for each 1' of height.	0'	N/A	N/A
Maximum net new gross square footage allowed	293,100	407,200	144,800	295,900	425,800	10,000

Notes: N/A = not applicable and not required

4. **Development Area C Limitations:** Academic uses are permitted as allowed uses in Development Area C except that:
 - a. student housing is not permitted; and
 - b. a parking structure adjacent to property with single-family residential zoning is permitted only with the following:
 - i. special façade treatments to screen parking and to mitigate visual and noise impacts to adjacent single-family residential properties; and
 - ii. a minimum building setback at campus boundary of 50 feet. For purposes of determining additional setbacks in relation to structure height as described in **Table 12.64.108** and subsection M.1, the “mandatory setback” shall still be calculated from a 25-foot setback with a 35-foot height.
5. **Size Limitations on Retail Use:** Retail uses that could serve the general public shall be limited to a maximum size of 10,000 square feet per individual use and 25,000 square feet in total unless the Institution demonstrates that a bigger space is needed.

6. **Beardslee Boulevard Frontage:** Development fronting on Beardslee Boulevard shall comply with BMC 12.64.500—.504, as they apply to development in the General Downtown Corridor (GDC) District, and shall be limited to 4 floors and 45 feet in height for a depth of 50 feet along the Beardslee Boulevard frontage.
7. **General Architectural Regulations:** Except for the Beardslee Boulevard Frontage described above, Campus District development shall refer to BMC sections 12.64.500 -505 for guidance, as those sections apply to the Downtown Core (DC) District, with campus-owned streets, promenades, and the North Creek Trail treated as though they were Street & River Facades.

D. GROSS SQUARE FOOTAGE

Net new gross square footage for any development proposal is calculated by subtracting the amount of existing gross square feet and any gross square feet anticipated to be demolished in a Development Area from the total gross square feet of development identified for a particular Development Area in **Table 12.4.10**. Gross Square footage is calculated according to the FICM (Facilities Inventory and Classification Manual) calculations provided below.

1. **FICM-Gross Square Footage GSF Calculation:** All development within the district shall include provisions for pedestrian and bicycle access in accordance with the adopted pedestrian and bicycle facilities plan within the *Imagine Bothell...* Comprehensive Plan. Special consideration shall be given to developing a complete nonmotor vehicle traffic network, including connections to a trail system along North Creek and access to such system.
 - a. A building is defined as a roofed structure for permanent or temporary shelter of persons, animals, plants, materials, or equipment, and exhibits the following characteristics: it is attached to a foundation and has a roof, is serviced by a utility, exclusive of lighting, and is the source of significant maintenance and repair activities. Temporary tent structures are not considered buildings.
 - b. FICM-GSF is the sum of all areas on all floors of a building included within the outside faces of its exterior walls, including floor penetration areas, however insignificant, for circulation and shaft areas that connect one floor to another. It includes additional space generally not included in calculating square footage using other methods, such as mechanical penthouses and mezzanines, attics, enclosed porches, inner and outer balconies and top, subject to the exceptions and adjustments referenced below. Consistent with other methods of calculating square footage, it does not include open areas such as parking lots, playing fields, courts, and light-wells or portions of upper floors eliminated by rooms or lobbies that rise above single-floor height.
 - c. Gross area is computed by measuring from the outside faces of exterior walls, disregarding cornices, pilasters, buttresses, etc., which extend beyond the wall faces. Areas having less than a six-foot, six-inch clear ceiling height are excluded.
 - d. In addition to all the internal floored spaces covered in section 2 above, gross area includes the following: mezzanines, penthouses, attics, enclosed porches, inner or outer balconies whether walled or not if they are utilized for operational functions, and corridors whether walled or not, provided they are within the outside face lines of the building to the extent of the roof drip line. The footprints of stairways, elevator shafts, and ducts (examples of building infrastructure) are counted as gross area on each floor through which they pass.

12.64.108 CAMPUS DISTRICT REQUIREMENTS

This section (12.64.108) has been replaced in its entirety, so is shown without redline strikethrough/underlined text.

2. Adjustments and Exceptions to the FICM-GSF for 2017 Campus Master Plan Purposes.
 - a. If a project includes demolition, the gross square feet demolished will be a deduction from the total project gross square feet to calculate net new gross square feet. Only the net new gross square feet will be deducted from the 2017 Campus Master Plan development allocation.
 - b. Consistent with other methods of calculating building square footage, the 2017 Campus Master Plan gross square feet will not include open areas such as parking lots, playing fields, courts, and light wells, or portions of upper floors eliminated by rooms or lobbies that rise above single-floor ceiling height.
 - c. Net new gross square footage of new building is counted towards the growth allowable when the building is occupied.
 - d. All parking areas and structures, loading areas, and interstitial space required for mechanical and electrical systems to support the building are excluded from the 2017 Campus Master Plan gross square feet. Interstitial space is the space between floors for mechanical, electrical, and HVAC systems.

E. LANDSCAPE BUFFERS AND VEGETATION

1. **Required Landscape:** A 30-foot Type II landscaped buffer will be maintained along the western campus boundary.
2. **Street Right-of-Way Landscaping:** Development adjacent to Beardslee Boulevard is subject to BMC 12.18.050.
3. **North Creek:** Indigenous plant material with emphasis on trees and shade cover shall be included in landscaping along North Creek. Planting of shade trees native to the area is required along public access routes to the North Creek shoreline.

F. LIGHT AND GLARE

1. Exterior lighting within fifty feet of Beardslee Boulevard in Development Area D, and within the building setback area along the western campus boundary in Development Areas A and C, shall comply with BMC 12.14.240 and be shielded or directed away from adjacent areas and arterials.

2. For the remainder of the campus, the Institution will use BMC 12.14.240 for guidance in lighting design but may vary from its provisions in order to provide lighting capable of providing adequate illumination that the Institution deems appropriate for security and safety. Lighting standards shall be in scale with the height and use of the associated structure. Pedestrian walkways and sidewalks may be lighted with three- to four-foot- high lighting bollards. Any illumination, including security lighting, shall be directed away from adjoining properties and public rights-of-way.
3. The sports field complex field lights may be operated between the hours of 8:00 AM and 11:00 PM.
4. Mirror glass is not permitted.

H. ODORS

Ventilation devices and other sources of odors will be directed away from residential zoned property.

I. PARKING

1. Motor vehicle parking will be limited to a maximum of 4,200 spaces within the campus boundary, including spaces associated with campus housing but not including service and load zones, bicycle spaces, and accessory off-campus leased spaces. Parking spaces may be located in any Development Area to accommodate need. The Institution shall develop additional parking spaces consistently with a Transportation Management Plan prepared by the Institution, filed with the City, and updated on a yearly basis. When the Institution applies for a consistency determination for new development, the application will include an explanation of how parking for the new development will be consistent with the Traffic Management Plan.
2. The campus parking, regardless of location, is intended to serve the entire campus. The campus and associated parking facilities may be considered a unified site (area) for ADA accessible parking spaces, and the Institution shall distribute and assign ADA compliant parking around campus to accommodate need.
3. Temporary construction-related parking provided for construction workers is exempt from the parking maximum.

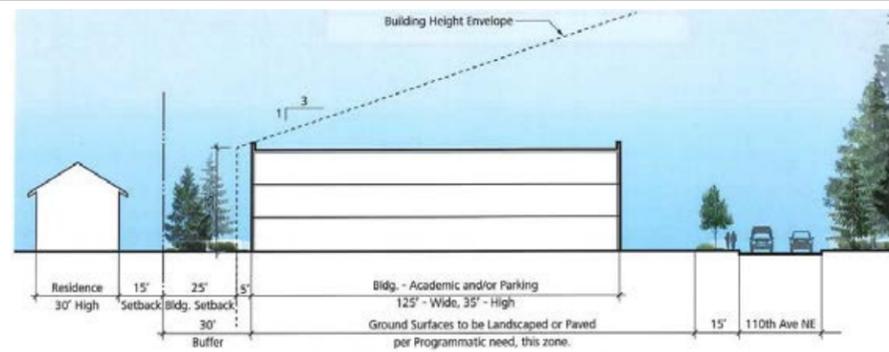
4. Screening of parking areas at the western campus boundary will be provided by the required 30-foot landscaped buffer (as described elsewhere in this section), except that parking areas located across a City-owned street from property not owned by the Institution will be screened according to BMC 12.64.403.C.
5. Retail uses that front on Beardslee Boulevard shall provide parking for off-campus users at a rate determined appropriate by means of a parking study and approved by the Director. ADA accessible parking shall be provided as required by the IBC.

J. SETBACKS

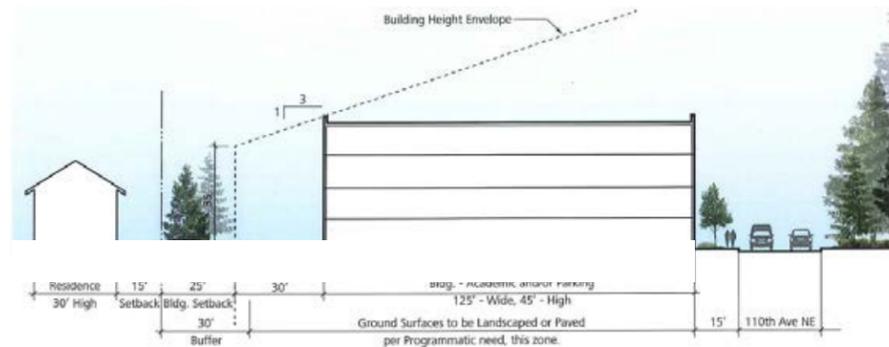
1. Setbacks are required as set forth in Table 12.64.108. Setbacks will only be required for new structures located on the campus boundary (see Figure 12.64.108.J) and along City-owned streets when the property located across from the structure is not owned by the Institution. Institution structures across a City street from commercial or campus zones have no required setbacks.
2. Retaining walls, raised plazas, sculpture and other site elements shall have no setback requirements in any Development Area.
3. Underground structures may be located within setback areas. Covered and uncovered pedestrian walkways and similar facilities are permitted within setbacks.
4. In areas where both setbacks and landscape buffers are required, these features are overlaid upon each other and are not considered additive. For example, a structure may be located 30 feet from a property line in a location requiring both a 30-foot landscaped buffer and a 30-foot setback as long as the requirements for both buffers and setbacks are satisfied. Surface parking may be located within portions of setback areas that are not also considered portions of a required landscape buffer.

12.64.108 CAMPUS DISTRICT REQUIREMENTS

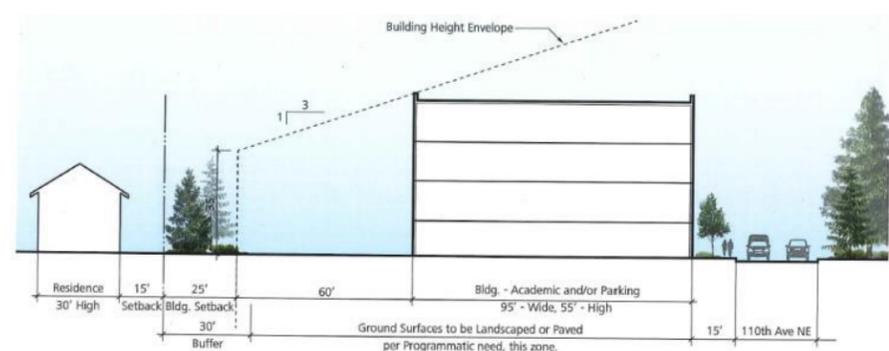
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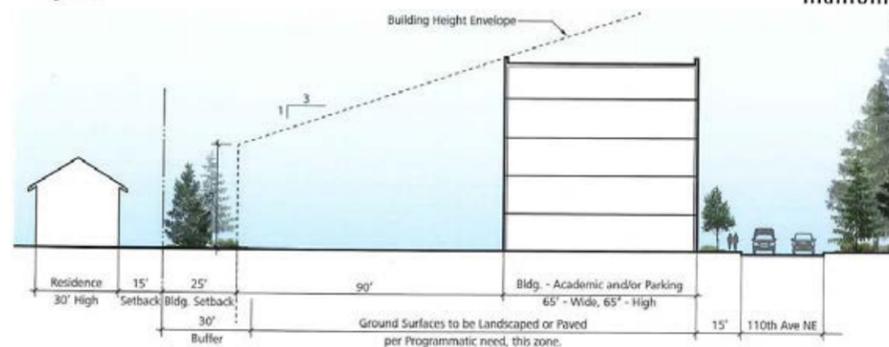
Section at Development Area C, with 35' High Building
Looking North



Section at Development Area C, with 45' High Building
Looking North



Section at Development Area C, with 55' High Building
Looking North



Section at Development Area C, with 65' High Building
Looking North

FIG.12.64.108.J SETBACK DIAGRAMS

K. SIGNS AND BANNERS

1. Signs that adjoin Beardslee Boulevard or that are intended to be visible from Beardslee Boulevard or the western campus boundary shall comply with the provisions of BMC 12.64.602 for the General Downtown Corridor District.
2. Signs located internally on the campus not subject to subsection K.1 shall be managed on a campus-wide basis by the Institution, provided BMC 12.64.602 shall be used by the Institution as guidance, and provided further that the City may enforce removal or other control of signs in or adjacent to campus roads, streets and sidewalks that create of cause public safety issues.

L. STORMWATER

The Institution is a secondary permittee under the Phase II Western Washington Stormwater Permit and complies with its Stormwater Operations and Maintenance Plan filed with the Department of Ecology. New development will comply with the City of Bothell Surface Water Design Manual in effect at the time application is made for a determination of consistency.

M. STRUCTURE HEIGHT

In Development Areas A, B, C, D, and F, 65 feet is the allowed height and in Development Areas E, 100 feet is the allowed height, as set forth in **Table 12.64.108**. The exceptions to building height limits in BMC 12.14.120 shall apply. All vents, air conditioning units, mechanical, electrical and other equipment located on the roof of any structure shall be screened as needed to avoid an unsightly appearance as viewed from surrounding property, including hillside locations. The building roof design and covering/screening materials shall be described in detail in an application for a consistency determination, and it shall be demonstrated how these items will mitigate the visual impact of the equipment.

1. **Structure Height Setbacks:** When buildings exceed 35 feet, in accordance with **Table 12.64.108**, the mandatory setbacks from any abutting single-family zone (not including combination zones) shall be increased as follows: The mandatory setbacks shall be increased three feet horizontally for each foot of building height exceeding 35 feet. These increased setbacks shall apply to the entire building, rather than only to those portions of the building which may be higher than 35 feet. Where a property is along a City-owned street, the increased setbacks from any abutting single-family zone shall be measured from the street property line of the single-family property. See **Figure 12.64.108.J**.
2. **General Height Measurement Method:** Building height shall be measured in accordance with the IBC.

N. WIRELESS COMMUNICATION FACILITIES

1. Wireless communication facilities proposed by the Institution to serve the campus are permitted without compliance with Chapter 12.11 BMC and do not require a determination of consistency. Wireless communication facilities proposed by entities other than the Institution are permitted and shall comply with the provisions of Chapter 12.11 BMC for the General Downtown Corridor District, but do not require a determination of consistency.
2. Wireless communication facilities will be located outside of any buffer, and facilities that exceed the maximum height of the development area will be located a minimum of 100 feet within the campus boundary. No such facility shall exceed 100 feet in height unless approved by minor amendment pursuant to BMC 11.10.004.E.

12.64.109 GENERAL COMMERCIAL



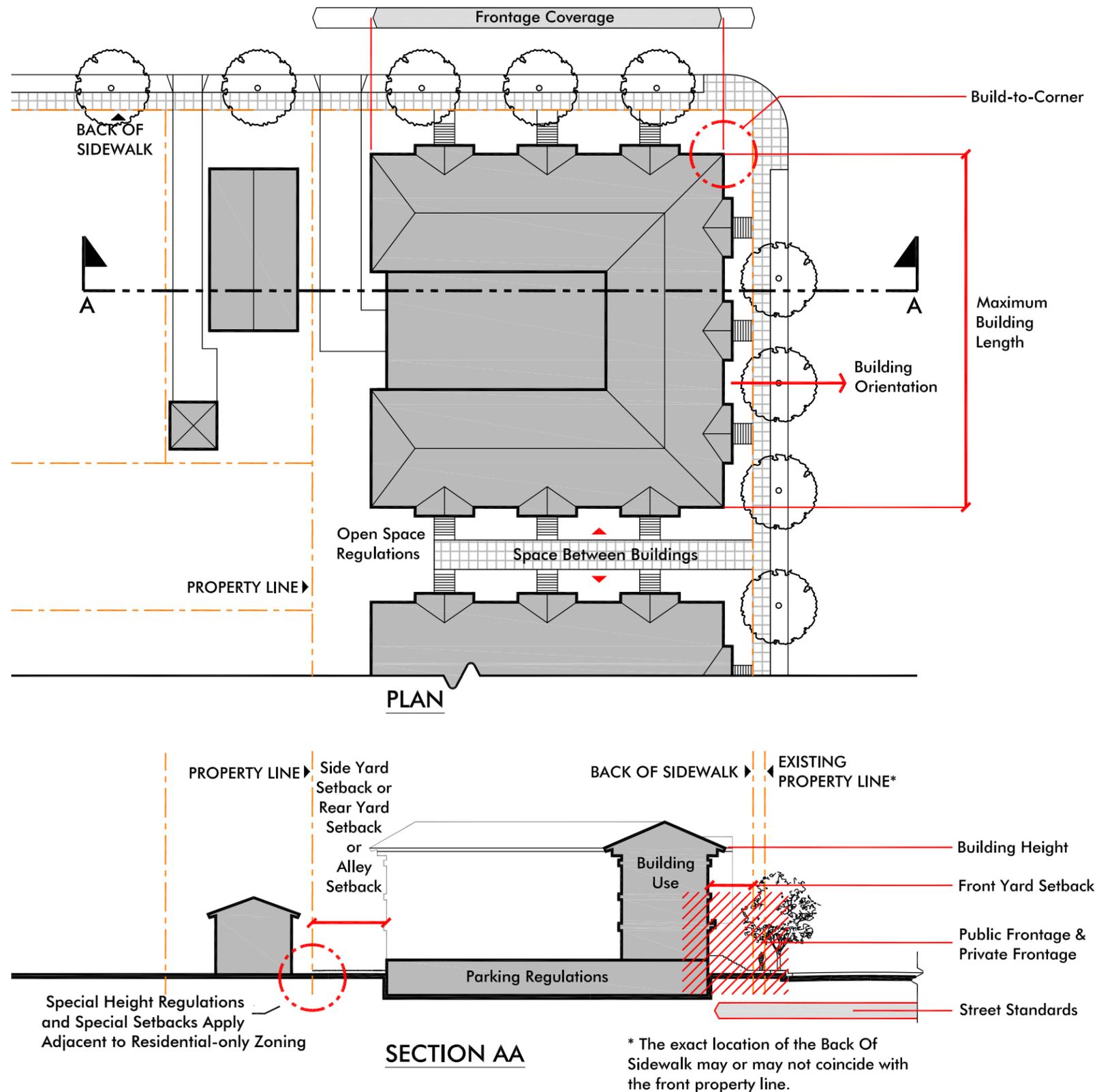
Requirements for properties in this district shall be as regulated by applicable city-wide development regulations established in BMC Title 12.

12.64.200 SITE DEVELOPMENT REGULATIONS

This section contains General Requirements and definitions of the District Requirements controlling Use, Height, Frontage, and Building Placement.

Fig.12.64.200 Site Development Regulations provides an overview of the regulations contained in these sections as well as other primary regulations. Refer to the sections noted for definitions and specifications for each of these regulations.

FIG.12.64.200 SITE DEVELOPMENT REGULATIONS



12.64.201 BUILDING USE

For the purposes of this Plan, all permitted and conditionally permitted uses have been classified into Use Categories. Descriptions and special requirements for each category, including aspects of their development such as size and location, are established in the text below. Use Category Charts include permitted and provisional uses for each category. Uses listed as permitted are defined as those uses permitted by right. Uses listed as provisional are defined as those uses which require special consideration either of their impacts on the neighborhood / land uses in the vicinity and/or of their physical organization and design. A provisional use shall be considered for approval if the proposed use conforms with the vision, goals and regulations of the Plan and any relevant requirement of the Bothell Municipal Code.

All permitted uses for a single District are allowed either alone or in combination with any other permitted uses within a parcel. Any proposed use not listed in the Use Category Charts shall be classified by the community development director as permitted, provisional, or not permitted, based on the listed use to which the proposed use is most similar. If the community development director determines that the proposed use is not similar to any use in the table, the proposed use shall not be permitted. The determination of the community development director shall be appealable to the hearing body.

A. RETAIL

Description: Shopping including retail anchors, eating & drinking establishments, specialty goods/foods, entertainment & recreation, convenience uses, services, and commercial goods.

Definition - Anchor: A large commercial development that generates significant pedestrian traffic and that increases the traffic of shoppers at or near its location. Consumers, attracted by the anchor store, are likely to visit the location, and thus nearby stores' sales and profits are increased by the presence of the anchor.

Definition - Cluster: A cluster is made up of two or more abutting retail establishments.

Special Conditions: Minimum interior height for ground level retail of all types is 14 ft. from floor to ceiling. Use conversions in an existing building are not required to meet this requirement.

1. Pedestrian Oriented Retail

Description: Pedestrian oriented and activity-generating retail uses that are appropriate and desirable in a downtown core environment.

Chairs and tables for outdoor dining and carts for merchant display may be permitted in the public right-of-way (i.e. in sidewalk areas) provided that:

- a. The use maintains a minimum five-foot wide unobstructed portion of sidewalk corridor which is clear and unimpeded for pedestrian traffic.
- b. The use keeps the full width of the building entrance clear and unimpeded for building access.

f. Provisional: Eating and Drinking establishments exceeding 2,500 s.f.

2. Neighborhood Center Retail

Description: Convenience uses, small-scale shopping and personal services to serve nearby residential neighborhoods in Neighborhood Center Overlay.

- a. A maximum size of 5,000 s.f. per non-anchor use.
- b. A maximum size of 2,500 s.f. per Eating and Drinking establishments.
- c. A maximum size of 25,000 s.f. total per unanchored center.
- d. A maximum size of 65,000 s.f. per medium to large-scale grocery store or similar community-oriented anchors.
- e. Provisional: Neighborhood serving retail & services exceeding 5,000 s.f. per use.
- g. Provisional: Unanchored Neighborhood Centers exceeding 25,000 s.f.
- h. Provisional: Community oriented anchor exceeding 65,000 s.f.
- i. May be free-standing buildings or incorporated into mixed use building.

3. Business & Personal Services

Description: Small to medium sized businesses providing services to local businesses and households.

There are no special conditions for Business & Personal Services

4. Auto Oriented Retail

Description: Medium to large scale shopping, entertainment and service uses that are best suited to an auto-oriented environment.

Provisional: Uses featuring outdoor sales or outdoor storage not clearly ancillary to use

5. Corner Store Retail

Description: Small scale, convenience shopping and personal service uses to serve the immediate community.

- a. A maximum size of 2,500 s.f. per use.
- b. A maximum size of 5,000 s.f. total per cluster.
- c. Corner store shall be integrated into a larger building on the corner of a block.
- d. Corner Store Retail must be located on the corner of a block, and the entrance must face a public street, square, or plaza space.
- e. Provisional: Individual uses larger than 2,500 s.f. provided that the use is unique and not already provided within 1 mile trade area.

B. CIVIC & CULTURAL

Description: Services (including education and utilities), cultural institutions and recreational facilities made available to the general public for free or at a reasonable cost.

Provisional: Public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.

Amendment to allow limited sit-down dining outside the central downtown districts.

including restaurants with drive-through service and/or those with on-site dining associated with special attractions or facilities outside the central downtown districts

C. OFFICE

Description: Workplace uses including professional, administrative, medical, research and development, financial and educational activities for businesses, individuals and non-profit organizations.

D. LODGING

Description: Short-term commercial lodging facilities including all hospitality uses, such as hotels, bed and breakfasts, and motels.

E. RESIDENTIAL

Description: All owner- and renter-occupied dwelling units, including multi-family with common entry, multi-family with individual entry, detached single family, manufactured homes, and home occupation.

1. Multi-Family with Common Lobby Entry

Description: Buildings designed as residence for multiple households where some dwelling units are accessed through a common lobby, shared hallway, or shared stairwell.

2. Multi-Family with Individual Entry

Description: Individual or attached buildings designed as a residence for multiple households where all dwelling units have a dedicated entrance accessed directly from the sidewalk or publicly accessible open space.

3. Detached Single-Family Homes

Description: A detached building designed as a residence for one household.

4. Manufactured Homes

Description: A dwelling unit, manufactured whole and designed to be transported to a site and installed on a relatively permanent basis (see BMC 11.02.050 "M").

5. Home Occupation

Description: A dwelling unit in which the occupant conducts a home-based business or enterprise.

- a. Provisional: Work activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking
- b. The maximum number of employees not including the owner/occupant is limited to two per unit.
- e. ~~Once established, Live-Work may not be converted to a solely commercial or business use. However, Live-Work units may revert to solely residential use.~~

Amendment to allow conversion of Live-Work units to commercial or business use.

USE CATEGORY CHARTS

A. RETAIL

Adopted amendments to allow limited sit-down dining outside the central downtown districts and clarify description.

	A.1. Pedestrian Oriented	A.2. Neighborhood Center	A.3. Business & Personal Services	A.4. Auto Oriented	A.5. Corner Store
Retail Anchors					
Drug stores Anchor	●	●	---	---	---
Department & variety stores Anchor	●	---	---	---	---
Grocery store Anchor	●	●	---	---	---
Eating & Drinking Establishments					
Restaurants, <u>auto-oriented</u>	---	---	---	●	---
Restaurants, take-out order only	●	●	---	●	---
Restaurants, Fast Food	●	●	---	●	---
Restaurants, on-site dining	●	●	---	---	---
Bars & Nightclubs	†	---	---	---	---
Vendor carts, spaces, stands <u>or trucks</u>	†	†	---	---	---
Specialty Goods / Foods					
Bakeries	●	●	---	---	●
Apparel & accessory stores	●	---	---	---	---
Appliance & electronic stores	●	●	---	●	---
Book stores	●	---	---	---	---
Art galleries	●	---	---	---	---
Open air markets	●	●	---	●	---
Second hand / antique stores	●	●	---	●	---
Discount Stores	---	●	---	●	---
Sporting goods stores	●	●	---	●	---
Furniture & home furnishings stores	●	---	---	●	---
Video rentals	●	●	---	---	●
Businesses whose primary activity is the sale of specialty foods or small scale / quality goods	●	---	---	---	---
Entertainment & Recreation					
Movie theaters	●	---	---	---	---
Bowling centers and billiard parlors	●	---	---	●	---
Health & Exercise Clubs	●	●	●	●	---
Adult entertainment facilities (see section 12.06.130 of the BMC)	---	---	---	†*	---
Amusement arcades	●	---	---	●	---
Cinema complex Anchor	●	---	---	---	---

- Permitted uses per previously adopted amendments
- Amendment to allow health and exercise clubs in areas that previously had an OP designation.

Legend:

---	u: Upper Floors Only	g: Ground Floor Only
●	Permitted Use, these elements are allowed, by right, as indicated.	
†	Provisional Use, these elements are allowed if they are deemed by the Community Development Director / Designee to meet the purpose and intent of the plan	
*	refer to section 12.06.130 of the BMC for further regulations	

	A.1. Pedestrian Oriented	A.2. Neighborhood Center	A.3. Business & Personal Services	A.4. Auto Oriented	A.5. Corner Store
Convenience Uses					
Small Scale Drug Store	●	●	---	---	●
Small Scale Grocery or Food Sales, including food banks	●	●	---	---	●
Convenience stores	●	●	---	---	●
Delicatessens / cafés	●	●	---	---	●
Florists	●	●	---	---	●
Hardware stores	●	●	---	●	---
Office supply stores	●	●	---	●	---
Convenience Uses that primarily serve nearby residential neighborhoods	●	●	---	---	●
Services					
Banking & financial services	●	●	---	---	---
Mail / shipping services	●	●	●	---	---
Insurance services	---	---	●	---	---
Legal services (no larger than 2,500 sqft)	---	---	●	---	---
Travel services	●	---	●	---	---
Real estate services	---	---	●	---	---
Clerical services	---	---	●	---	---
Bail Bonds	---	---	†	---	---
Photo processing, photo copying, and printing services	●	●	●	---	●
Personal care services (e.g., barbershops, hair salons, tanning booths)	●	●	●	---	●
Dry cleaning establishments	---	●	●	---	●
Self-service laundromats	---	●	●	---	●
Any other personal or professional service use	---	---	●	---	---
Plumbing Services	---	---	---	●	---
Vacuum, Cleaning, Sewing Repair	---	---	---	●	---
Equipment Rental	---	---	---	●	---
Any other commercial service use	---	---	---	●	---
Gas Stations	---	●	---	●	---
Commercial Goods					
Furniture Stores	●	---	---	●	---
Warehouse Retail	---	---	---	●	---
Construction Supply	---	---	---	●	---
Restaurant Supply	---	---	---	●	---
Auto supply stores	---	●	---	●	---
Motor Vehicle Sales	---	---	---	●	---
Businesses whose primary activity is the sale of large scale / commercial goods	---	---	---	●	---

B. CIVIC & CULTURAL

	Civic & Cultural
Churches & Places of Worship	●
Baseball, football, soccer, tennis and other sports fields and courts	●
Community centers	●
Educational Facilities	●
Indoor recreation facilities	●
Libraries	●
Museums	●
City Hall and Other Public Facilities	●
Performing arts facilities	●
Stadiums, not including stadiums for professional sports teams	●
Swimming pools	●
Post Offices	●
Transit Facilities, Terminals and Stations	●
Fire & Police Stations	●

C. OFFICE

	Office
Research and development offices	●
Medical & Dental Offices or facilities	●
Educational and institutional offices	●
Daycare facilities	●
Human service facilities or offices	●
Exhibition, convention, or conference centers	●
Print and electronic media offices (newspaper, magazine, radio, television)	●
Data or telecommunications offices	●
Indoor veterinary clinics	●
Mortuary services	●
Any other business, professional, executive or administrative office use	●

D. LODGING

	Lodging
Hotel / convention center Anchor	●
Hotels and motels	●
Hostels	●
Bed and breakfast guest houses	●
Campgrounds	---
Recreational vehicle parks	---

E. RESIDENTIAL

	E.1. Multi-Family w/ Common Entry	E.2. Multi-Family w/ Individual Entry	E.3. Detached Single-Family	E.4. Manufactured Homes	E.5. Home Occupation
Residential Uses					
Dwelling units, accessory	●	●	●	---	---
Dwelling units, primary, two or more households per structure	●	●	---	---	---
Dwelling units, primary, one household per structure	---	---	●	---	---
Rooms for Roomers of Boarders	●	●	●	---	---
Dormitories	●	†	†	---	---
Adult Family Homes	●	●	●	---	---
Residential Care Facilities	●	●	●	---	---
Nursing Homes	†	†	---	---	---
Specialized Senior Housing	†	†	---	---	---
Mobile home parks	---	---	---	†	---
Mobile and/or manufactured homes, in mobile/manufactured home parks	---	---	---	†	---

Live-Work uses are allowed in all districts that allow commercial uses, provided that ground-level units in DC conform with ground-level retail requirements and are designed to be convertible to pedestrian oriented retail, and in DN to business and personal uses. Home occupation uses as defined in BMC 12.06.140.B.8 are allowed in all districts that allow residential uses.

12.64.202 BUILDING HEIGHT (DOWNTOWN-SPECIFIC DEFINITION)

A. Building height is defined, for the purposes of this Plan, as the vertical extent of a building. Height for buildings is regulated by both the number of floors permitted and by total feet permitted. New structures must meet the minimum and maximum for both floor and dimension requirements. Permitted minimum and maximum heights shall be as determined in section 12.64.100 District Requirements.

B. The number of floors shall include all floors located above the finished grade. Portions of the building such as basements or podiums that are substantially or partly submerged shall not be counted as a floor as long as they do not extend more than five feet above grade. Floors that extend more than five feet above grade shall be counted as a floor except where necessary to provide access to an underground parking garage.

C. ~~Height shall be measured from finished grade along the base of the building to the top of cornice, parapet, or eave line of a peaked roof. Height for buildings with mansard roofs shall be measured from finished grade to the top of the mansard roof ridge line (see section 12.64.503 Architectural Elements for regulations governing roof design). Building height shall be as defined by the International Building Code (IBC): the vertical distance from the average grade plane of the exterior walls to the average height of the highest roof surface.~~

D. Habitable attics, inhabited spaces located above a roof's eave line, are only permitted for detached single-family homes.

E. Portions of a building that are not part of the primary building mass, such as entrance porticos, bays and stoops, are not required to meet minimum height requirements. Parking podiums are not required to meet minimum height requirements. Portions of the building that extend above the primary building mass, such as dormers, roof-top cupolas, elevator and mechanical equipment enclosures, roof deck trellises, gazebos, and other special features, shall not exceed the maximum height requirement by more than ~~10~~ 15 feet.

F. Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, shall not exceed one and one-half stories or 14 feet.

G. Corner Entry Private Frontages (see section 12.64.206) shall not exceed the permitted maximum height by more than 20 feet.

Amendment to provide for entries to underground parking garages without a height penalty.

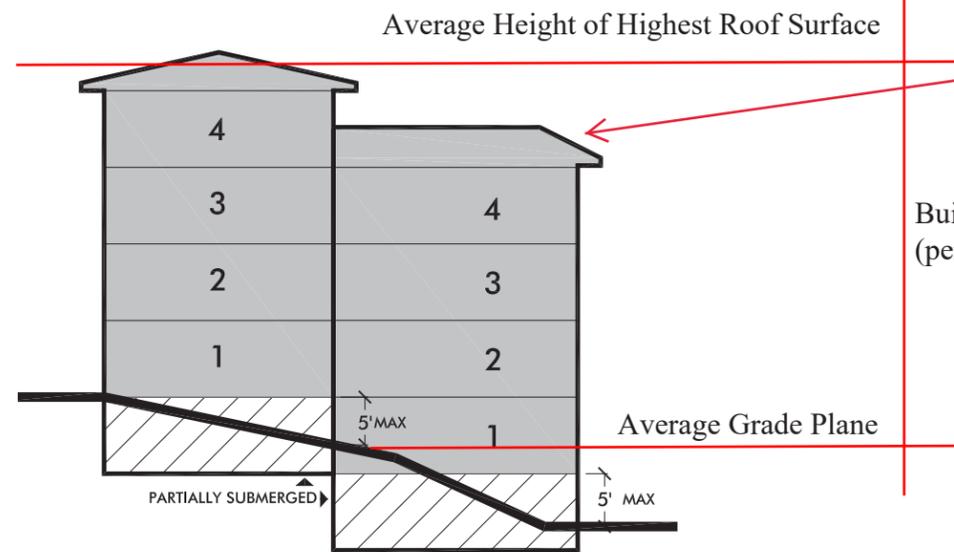


Illustration should be modified to show top of eave line within building envelope. This figure shows how a sloped-roof building gets a bit of a height advantage, since the top of parapet or cornice will typically be higher than the top of eave.

Building Height (per 12.64.101-108)

FIG.12.64.202 BUILDING HEIGHT - SLOPED SITE

Amendment to provide for elevator head-houses, which require 13 feet from roof level to ceiling.

12.64.203 SPECIAL HEIGHT REGULATIONS

Special Height Regulations are established to create an appropriate height relationship between new development within the Plan Area and existing buildings in adjacent residential-only zones. They shall be required for parcels located in Districts as indicated in Sections 12.64.101-12.64.109 District Requirements Site Development Regulation Charts. Where required, the following regulations apply:

A. ADJACENT TO RESIDENTIAL-ONLY ZONES

Where new development is on a parcel adjacent to a parcel with residential-only zoning: As shown in Fig.12.64.203 Special Height Regulations – A. Adjacent to Residential-only Zones, the height of new development shall not exceed a height of 3 floors above finished grade within a 65 foot buffer from the minimum required Special Setback line Adjacent to Residential-only Zones (see section 12.64.210). The first 10 feet of the upper-level setback shall not be used as a roof terrace to protect privacy of residents on abutting properties or across an alley.

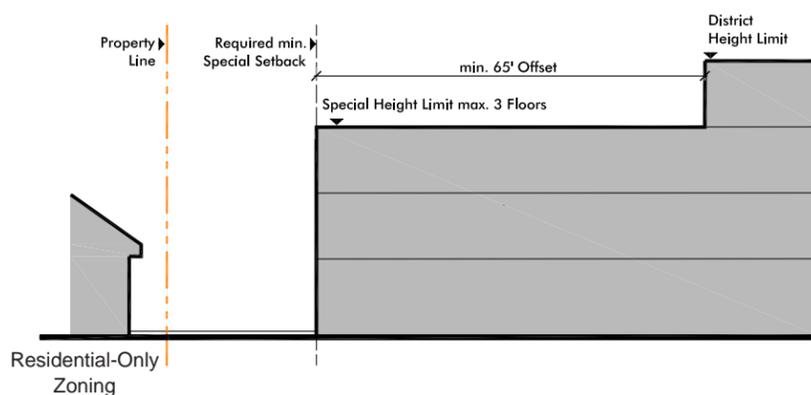


FIG.12.64.203 SPECIAL HEIGHT REGULATIONS - A. ADJACENT TO RESIDENTIAL-ONLY ZONES

B. ACROSS THE STREET FROM RESIDENTIAL-ONLY ZONES

Where new development is on a parcel across the street from a parcel with residential-only zoning: As shown in Fig.12.64.203 Special Height Regulations – B. Across the street from Residential-only Zones, the height of new development shall not exceed a height of 3 floors above finished grade within a 65 foot buffer from the minimum required Front Yard Setback line (see section 12.64.207).

Amendment to allow third floor intrusions into half of either the setback depth or width.

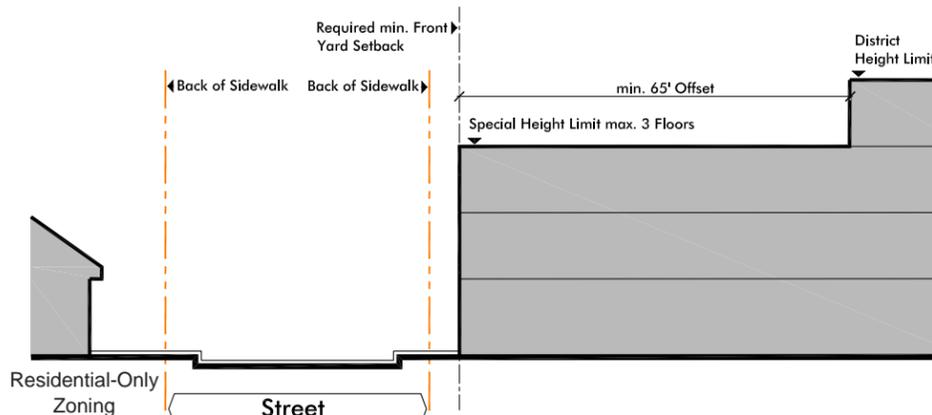


FIG.12.64.203 SPECIAL HEIGHT REGULATIONS - B. ACROSS THE STREET FROM RESIDENTIAL-ONLY ZONES

C. SPECIAL HEIGHT LIMIT

A street façade offset (see section 12.64.501.C.4) is required at the top of the second floor along the streets indicated by the Special Height Regulations Inset Map in the Fig.12.64.100 Districts Map. The façade offset shall satisfy the following requirements:

1. The offset shall be a minimum of 20 feet deep
2. For a maximum of 50% of the overall street façade length, building masses up to 3 stories and 35 feet tall may encroach up to 20 feet into the façade offset area.
3. A top element (see section 12.64.501) is required at the top of the second floor, along the recess line of the offset, except where encroaching masses are flush with the recess line.
4. A top element is required at the top of any masses that encroach into the offset area.

third floor setback volume

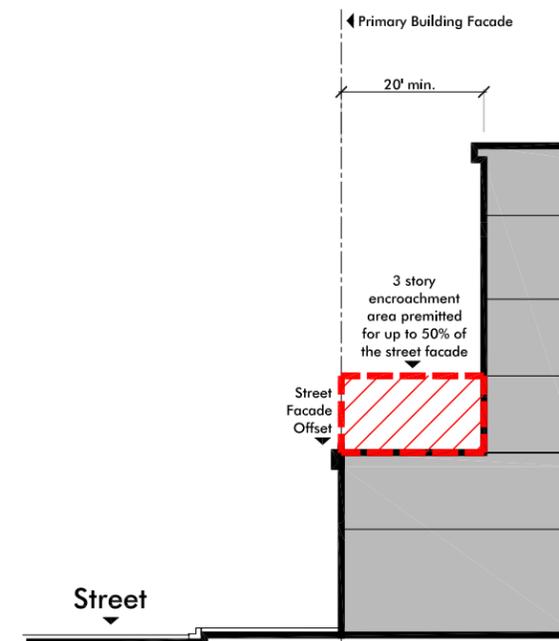


FIG.12.64.203 SPECIAL HEIGHT REGULATIONS - C. SPECIAL HEIGHT LIMIT

12.64.204 BUILDING ORIENTATION

A. Except where noted in the District Regulations pages in sections 12.64.101 – 12.64.109, all buildings in the Plan Area shall be located along and oriented towards new or existing street(s), excluding alleys and passages. A building is oriented towards a street if it has a building entrance that opens directly on to that street.

B. Parking structures, garages, carriage houses and accessory buildings are permitted and encouraged to be located along alleys in lieu of streets or public open spaces.

C. Buildings on Corner Parcels in Districts where Building Orientation is required shall have an entrance(s) oriented towards at least one street to be determined by the developer.

12.64.205 PUBLIC FRONTAGE

A. DEFINITION

Public Frontage is the area between the thoroughfare centerline and the back of sidewalk line, including the sidewalk and any sidewalk landscape areas as shown in Fig.12.64.205 Public Frontage - A Definition.

B. REGULATORY SPECIFICATIONS

1. The installation of new Public Frontage Improvements per the City of Bothell *Design and Construction Standards and Specifications* is required as specified in section 12.64.100 District Requirements along all parcel frontages, except where the public frontage area already contains the features required. In instances where existing public frontage areas already contain features that are sufficiently similar to those required, all or part of the Public Frontage Improvements may be waived by the Public Works Director/Designee.
2. In instances where new streets must be constructed – that is, in instances where there are no existing public frontage conditions – the public frontage will be installed as part of the applicable street types defined Section 12.64.301 Street Regulations.
3. *Locating Back-of-Sidewalk.* The location of the back of the newly installed sidewalk (the back of the sidewalk is furthest from the curb) is determined by adding up the cross-section dimensions of the required Public Frontage Improvements in-board of the future face-of-curb. The exact location of the new back-of-sidewalk may or may not coincide with the front property line. As a result, newly installed required Public Frontage improvements may be partially located on private property.
4. In instances where installation of required public frontage improvements as part of on-site construction are found to be impractical - for example in instances where curb relocation is required or the private frontage is particularly narrow or fragmented, the property owner may pay an in-lieu fee covering the construction cost to install the required improvements when they can be combined with those on adjacent properties or as part of a city-sponsored street improvement program.
5. In instances where the City of Bothell has preceded the proposed new development with the installation of the required public frontage improvements, the property owner shall reimburse the City for the costs of that portion of the installation along the length of the private property. The amount of an in-lieu fee, when approved, shall be determined by the Community Development Director/Designee.

12.64.206 PRIVATE FRONTAGE

A. DEFINITION

Private frontage includes both:

1. Portions of a property between the back of sidewalk line and the primary building façade along any Street.
2. Portions of all primary building façades up to the top of the first or second floor, including building entrances, located along and oriented toward streets as shown in Fig.12.64.206 Private Frontage – A Definition.

B. PRIVATE FRONTAGE TYPES

1. A property's permitted and/or required Private Frontage Types shall be as specified within each District's regulations charts. All permitted frontage types for a single District are allowed either alone or in combination with any other permitted frontage type within a single building as specified by the District Regulations.
2. Private Frontage requirements regulate a building's primary entrance treatments, encroachments, setback areas and property edges as shown in the Fig.12.64.206.B Private Frontage Types. The minimum and maximum setback dimension illustrated shall be as specified in section 12.64.100 District Requirements. Private frontage regulations apply along the full length of the property frontage, even where there is no building façade.

C. BUILDING ORIENTATION

Where building orientation is not required, buildings must still satisfy Private Frontage and Edge Treatment requirements but are not required to locate an entrance that opens directly on to that street.

D. CORNER PARCELS

On corner parcels, frontage treatment shall extend along the entire length of the back of sidewalk line for both street frontages as shown in Fig.12.64.206 Private Frontage – D Corner Parcels.

E. EDGE TREATMENTS

Fenced Edge, Terraced Edge, and Flush Edge are edge treatments that are combined with other Private Frontage Types and establish a desirable relationship between front setback areas and the public sidewalk. When landscaping Grand Portico, Forecourt, Grand Entry, Common Lobby Entry, Stoop, Porch, and Front Door setback areas, an edge treatment must be selected from those permitted for the given District and applied to the setback area in accordance with the specified edge treatment's regulations.

F. ACCESSIBILITY

Private Frontage Types with stairs must also refer to and satisfy access and visitability requirements of the Americans with Disabilities Act by providing alternate ADA-compliant entrance(s) or by incorporating an ADA-compliant ramp additively to the design of the required Private Frontage Type.

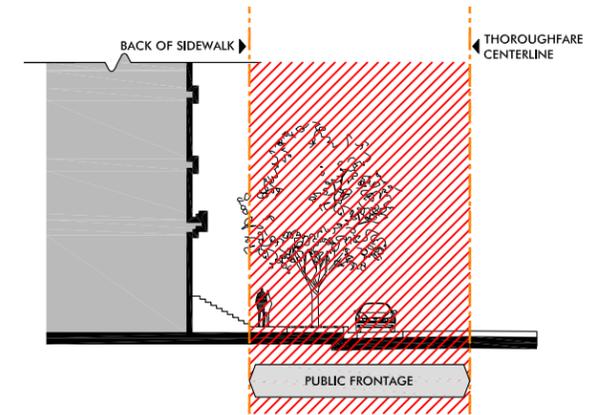


FIG.12.64.205 PUBLIC FRONTAGE - A. DEFINITION

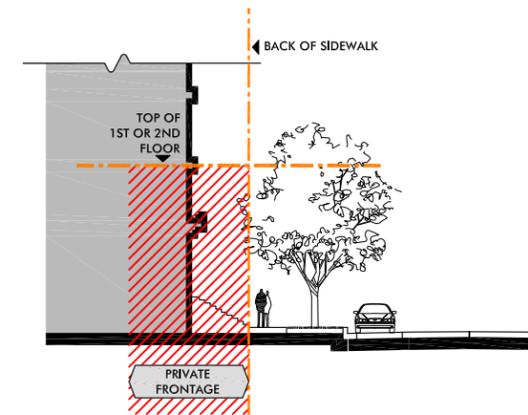


FIG.12.64.206 PRIVATE FRONTAGE - A. DEFINITION

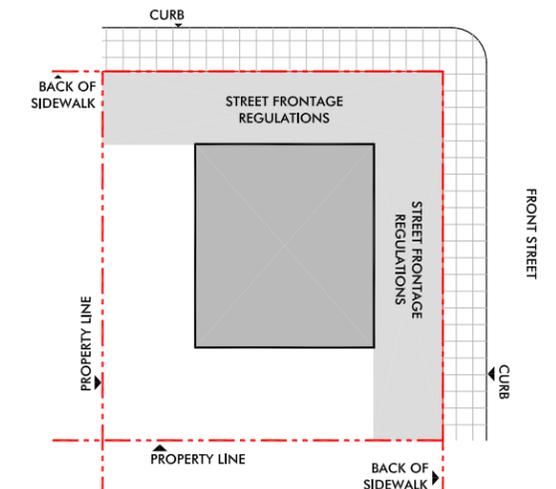


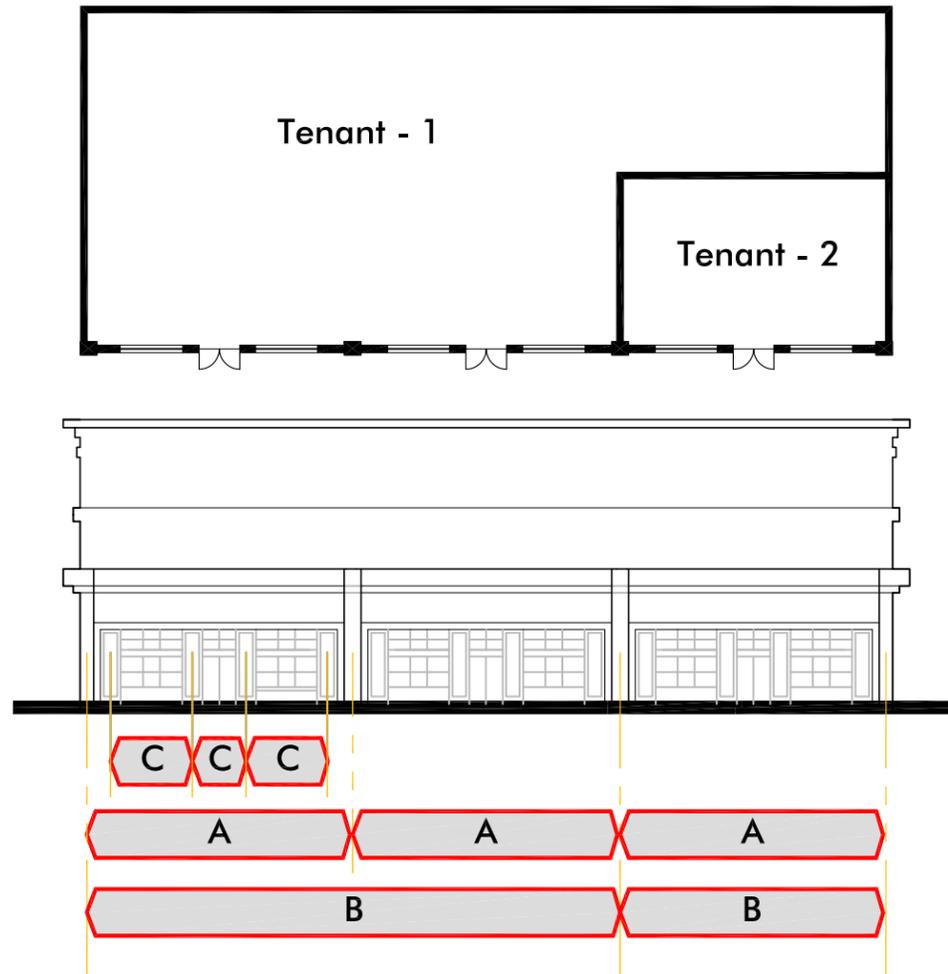
FIG.12.64.206 PRIVATE FRONTAGE - D. CORNER PARCELS

FIG.12.64.206.B PRIVATE FRONTAGE TYPES

1. SHOPFRONT

The shopfront frontage type defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks. Each shopfront must contain at least one welcoming building entrance. It shall have clear-glass display windows framed within storefront pilasters and base. A minimum 3 foot zone behind the window glazing must provide an unobstructed view of the establishment's goods & services. Entrances are constructed at sidewalk grade. Shopfront composition should include projecting signs, as well as window signs and awning signs. Close proximity to high volumes of pedestrian traffic make attention to craft and visual interest within the storefront façade important. Shopfront and awning design should vary from shopfront to shopfront. Shopfronts are built up to the back of the public sidewalk, and any setback areas must be treated as extensions of the sidewalk space. Recessed entrances are permitted with a maximum width of 15 feet. Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep. The set back portion of façade that is oriented towards the street must have display windows. The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center. The alcove may not rely on adjacent buildings for enclosure. The shopfront frontage type is specifically intended to provide block frontages with a multiplicity of doors and display windows - so shopfront width must generally be kept to a minimum and shall not exceed the lengths shown in the 12.64.206.B.1) Shopfront Regulations chart.

12.64.206.B.1 SHOPFRONT REGULATIONS			
12.64.100. Districts	Downtown Core		All Other Districts
	Along Main St.	Other Streets	
A - Shopfront Length	50' max. (longer than 50' is provisional for Anchor Retail only)		N/A
B - Tenant Length	75' max. (longer than 50' is provisional for Anchor Retail only)	50' max.	N/A
C - Articulation Increment	25' max.	50' max.	50' max.



Amendment to better fit existing and proposed retail configurations.

A- Shopfront Length is the length of each Shopfront Frontage Type segment as measured from centerline to centerline of the articulation elements at either edge of the Shopfront segment.

B- Tenant Length is the length of each Tenant Frontage that faces directly onto a Street.

C- Articulation Increment is the length between each Articulation Element in a Shopfront segment as measured from centerline to centerline of permitted Shopfront Length Articulation Elements (see 12.64.502. Building Length Massing Regulations)

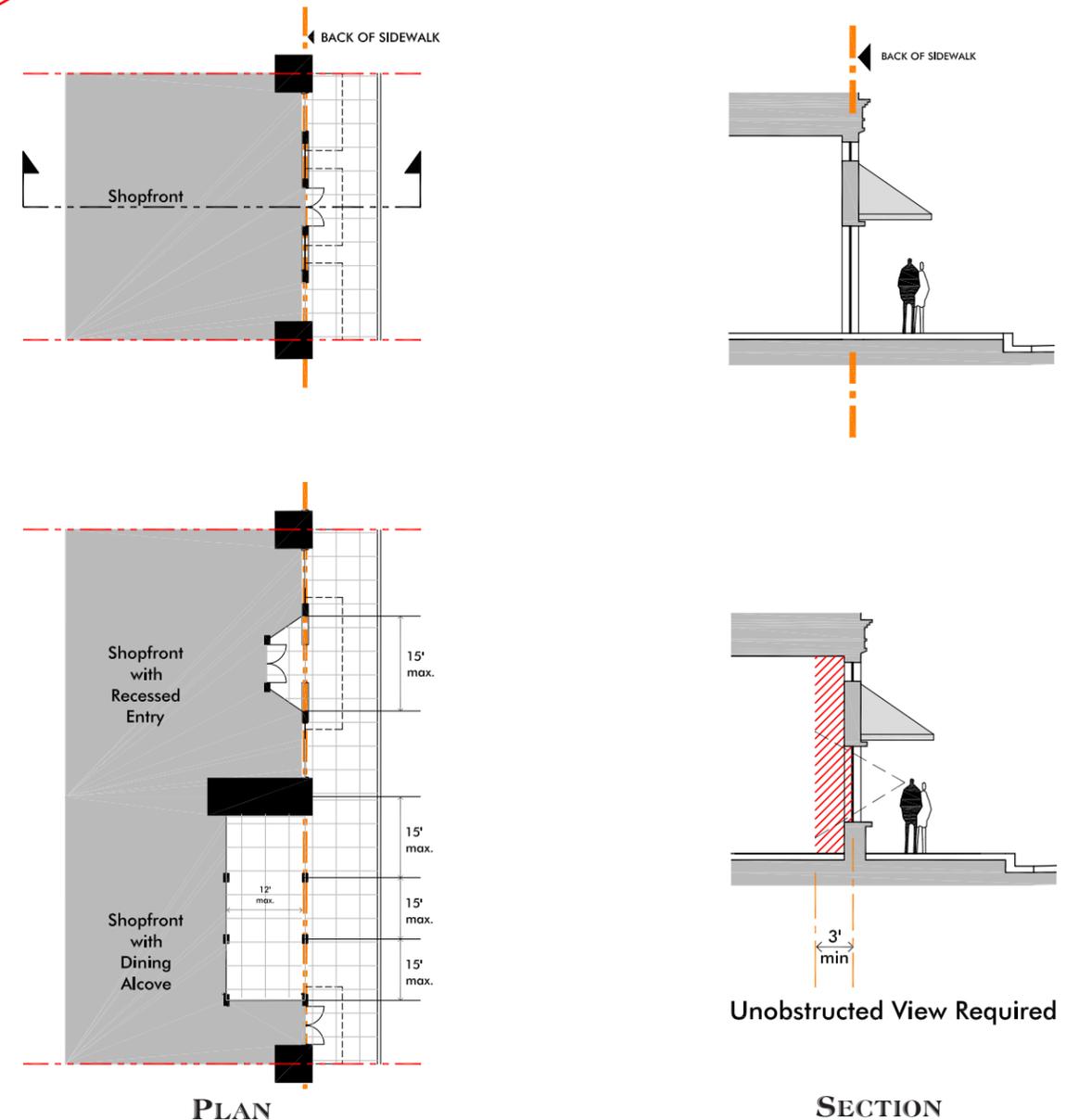
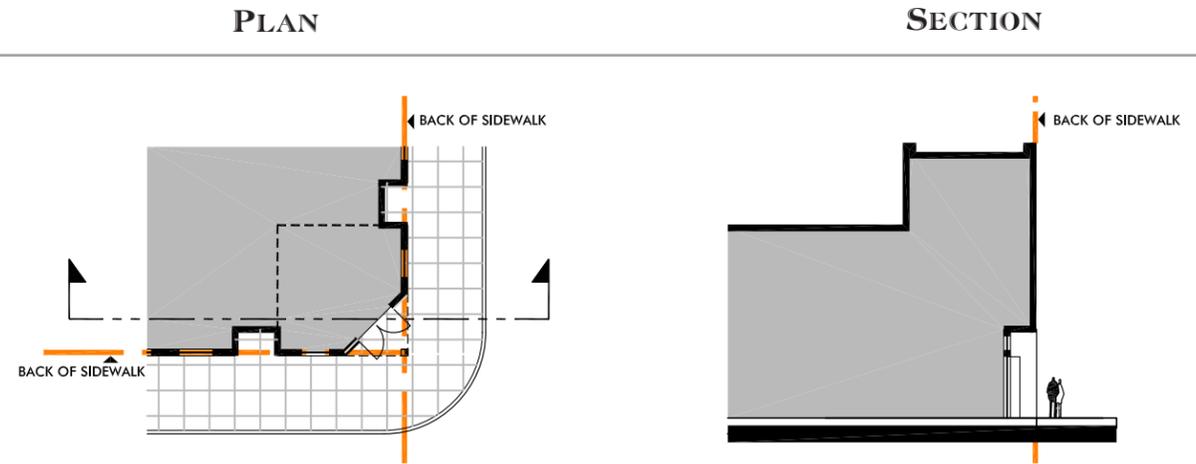


FIG.12.64.206.B PRIVATE FRONTAGE TYPES

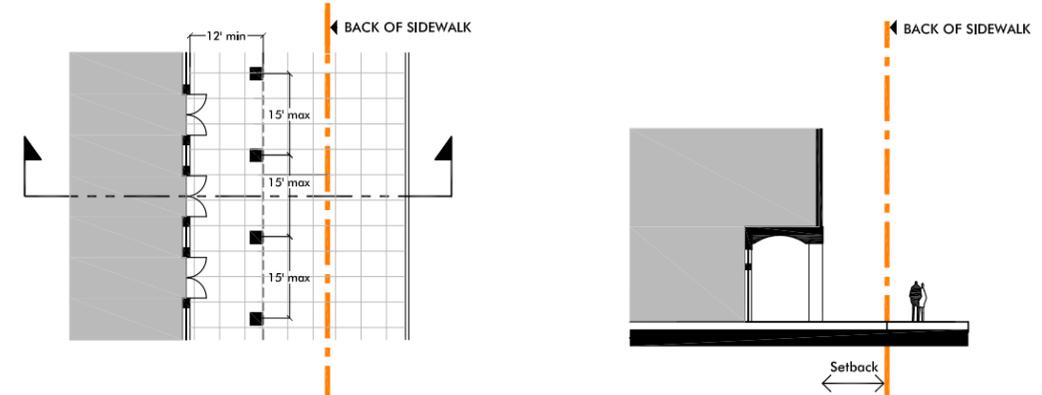
2. CORNER ENTRY

A Corner Entry is a distinctive building entry element to emphasize the corner of a building. This frontage differentiates the corner of the building primarily through vertical massing and articulation with elements such as a corner tower, which is created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette. A corner entry mass may encroach into the required setback areas but may not encroach into the public right-of-way. Corner entry features may also exceed the permitted height limit by 20 feet. Other elements can be used to create a Corner Entry but must place a similarly significant emphasis on the corner. Such elements include façade projections/recessions, balconies, roof articulation, and changing repetitive façade elements such as window type.



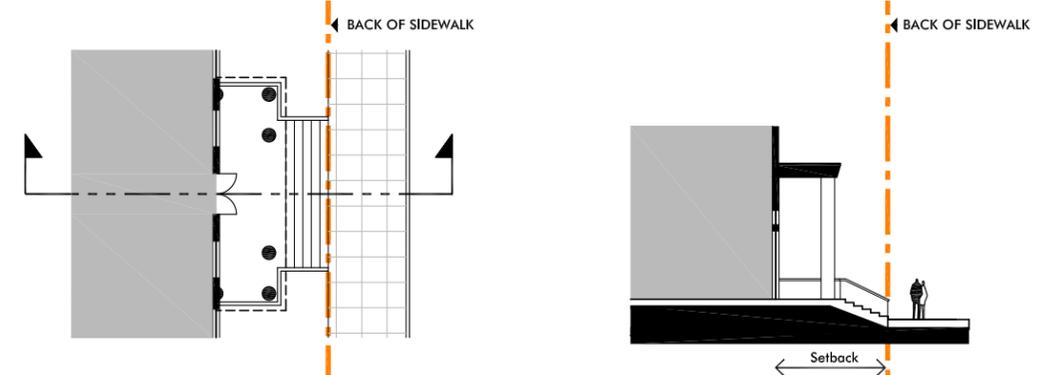
3. ARCADE

An arcade is a colonnaded space at the base of a building running along the sidewalk resulting in a covered sidewalk space. This frontage type requires the ground floor to be constructed at or close to sidewalk grade, and so is not appropriate for buildings with ground-level residential use. Due to lack of visibility from the street, the arcade shall not be combined with shopfronts. Minimum arcade width is 12 feet, and maximum column spacing along the street is 15 feet. Ceiling beams and light fixtures that are located within the column spacing geometry greatly enhance the quality of the space and are recommended. Setback areas must be treated as an extension of the sidewalk space.



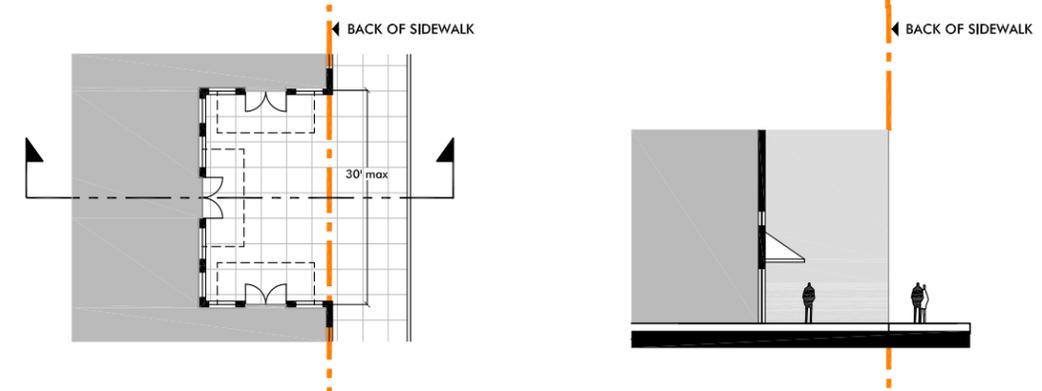
4. GRAND PORTICO

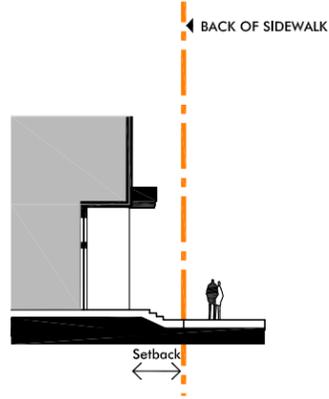
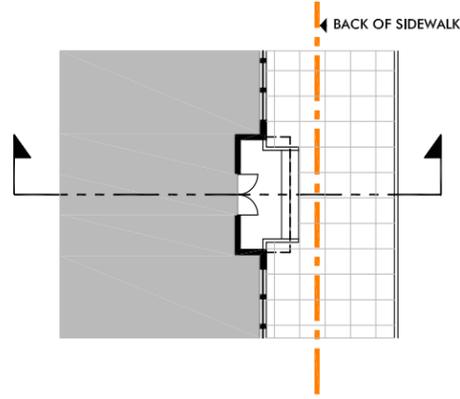
A portico is a roofed entrance supported by columns appended to the primary plane of the building's front façade. The portico may encroach into the front setback area. A "Grand Portico" is a portico expressed at a civic scale, meant to project the image of an important community building. A Grand Portico is an appropriate frontage for civic buildings such as city halls, libraries, post offices, as well as for quasi-civic buildings such as hotels with ground level convention facilities, or movie theaters. This frontage type is not typically appropriate for residential buildings. A "grand stair" makes an excellent appendage to a grand portico frontage. Setback areas must be landscaped for non-commercial buildings and may be paved for commercial buildings.



5. FORECOURT

A forecourt is a courtyard forming an entrance and lingering space for a single building or several buildings in a group, and opening onto the public sidewalk. The forecourt is the result of setting back a portion of the primary building wall. It must be enclosed on three sides by building masses on the same property, and therefore cannot be built on corners, or adjacent to a building already set back from the sidewalk. The forecourt opening shall be a maximum of 30 feet wide. It may feature a decorative wall or fence on the sidewalk side that creates a gateway into the forecourt. A forecourt can be appropriate for ground floor or upper floor residential uses when combined with stoops or flush single entries, or can be combined with shopfront frontage types for retail and office developments. When combined with stoops, the courtyard may be slightly raised from sidewalk grade and landscaped or paved, with a decorative wall along the sidewalk edge. When combined with retail, restaurant and service uses, all three sides of the courtyard must feature shopfront entrances and display windows and the forecourt must be treated as an extension of the sidewalk space. Any setback area treatment is determined by the development's primary frontage type.

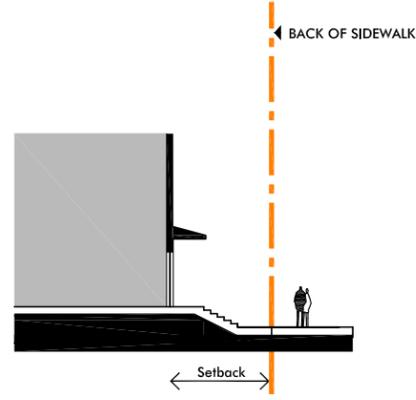
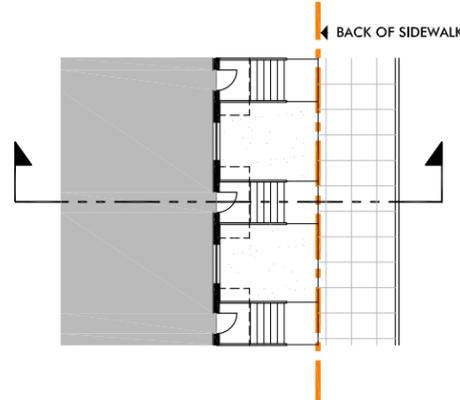




6. GRAND ENTRY

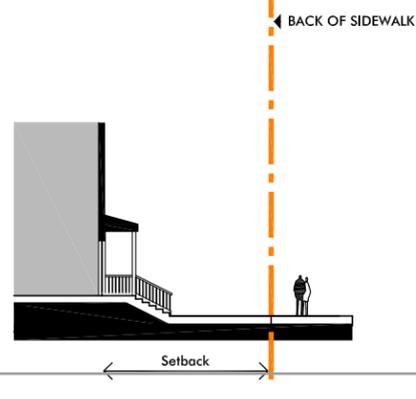
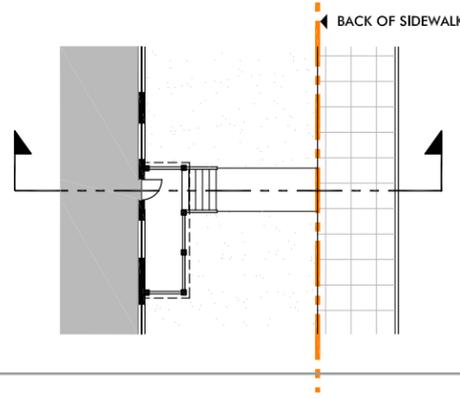
A grand entrance is an entrance with a grand architectural expression that typically provides access to building lobbies. A grand entrance should be prominent and easy to identify. Entrances may be inset up to 5 feet from the primary building wall and are typically raised above the sidewalk. This frontage type is appropriate for office and multi-family residential uses accessed from a shared lobby. Setback areas may be landscaped, paved, or be a combination of landscaping and paving.

Where use of a grand entrance is limited it is intended to provide access to upper level residential, office or hotel uses within Commercial and Mixed Use Buildings featuring ground level shopfronts. When used in this way, the setback area treatment is determined by the shopfronts' requirements.



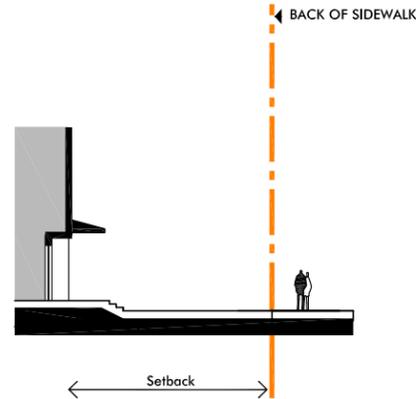
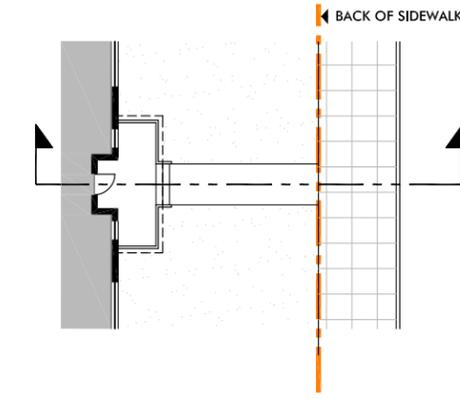
7. STOOP

A stoop is an entrance stairway to a residence typically constructed close to the sidewalk. Stoops may feature a portico entrance at the top of the stair, and may encroach into the front setback area. Multiple stoops may be combined to increase the scale of the entrance. This frontage type is suitable only for residential use. Setback areas must be landscaped.



8. PORCH

A porch is a roofed space, open along two or more sides and adjunct to a building, commonly serving to shelter an entrance and provide a private outdoor space appended to a residence. Porches may serve multiple entrances. When expressed as a separate mass appended to the primary front building plane, the porch may encroach into the front setback zone. This frontage type is appropriate for residential use only. Setback areas must be landscaped.



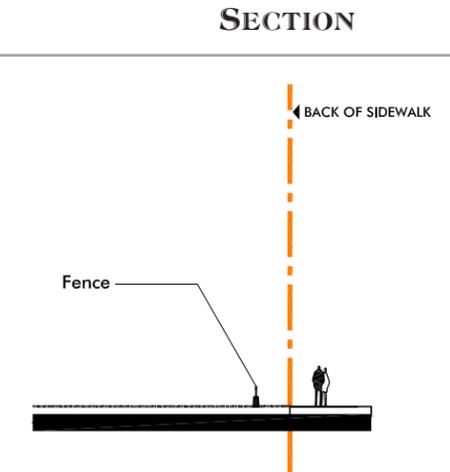
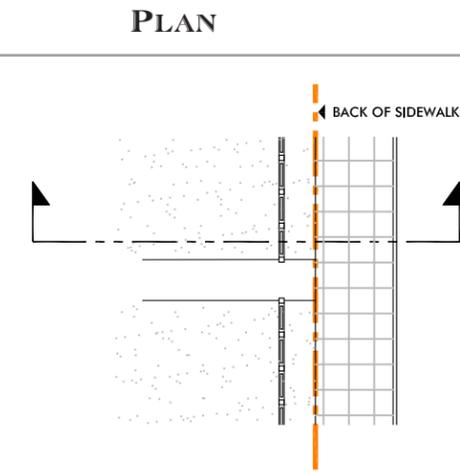
9. FRONT DOOR

A front door features a residence's main entrance with a deep setback, creating a gracious open space along the property frontage. This frontage type is appropriate for residential use only. Setback areas must be landscaped.

FIG.12.64.206.B PRIVATE FRONTAGE TYPES

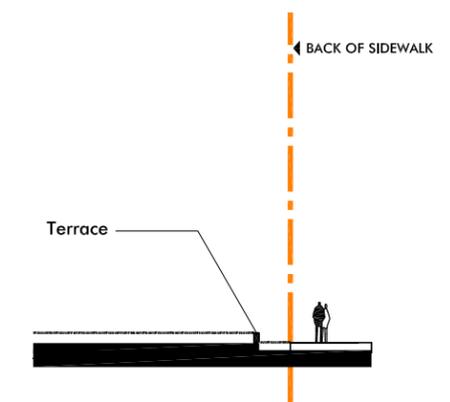
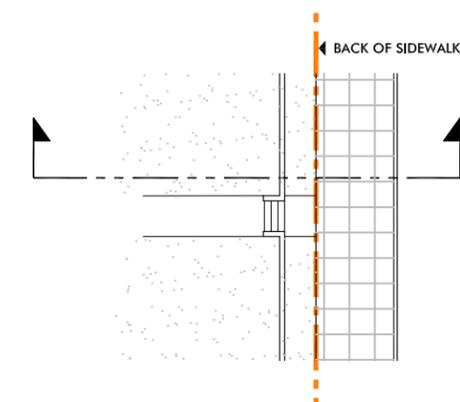
10. Edge Treatment: FENCED

A fenced edge is an edge treatment characterized by a low decorative fence constructed at or very close to the edge of the public sidewalk. A low masonry base makes an excellent addition to the decorative fence. The fence may be located along the public sidewalk or setback as shown.



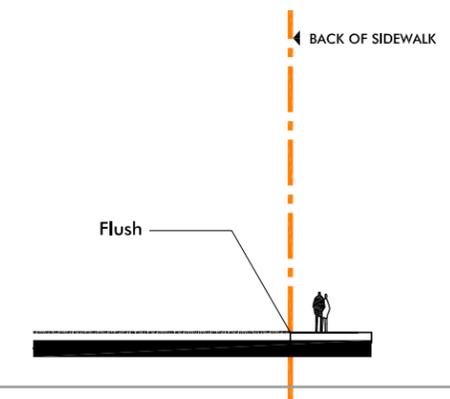
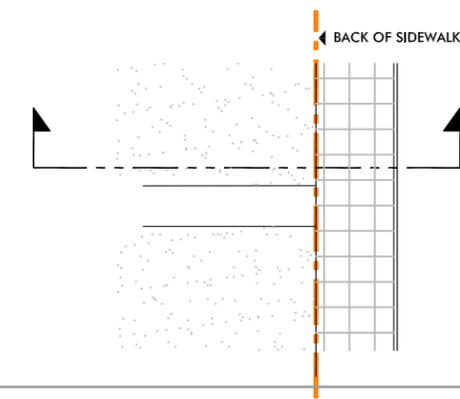
11. Edge Treatment: TERRACED

A terraced edge is an edge treatment characterized by a raised planted front yard and decorative low retaining wall at or very close to the edge of the public sidewalk. The retaining wall may be located along the public sidewalk or setback as shown.



12. Edge Treatment: FLUSH

A flush edge is an edge treatment characterized by a landscaped front yard which is built at sidewalk grade and extends to the edge of the public sidewalk.



12.64.207 FRONT YARD SETBACK

A. *Front Yard Setback* is defined as the required distance from the back of sidewalk line to the primary building façade as shown in Fig.12.64.207 Front Yard Setback.

Front Yard Setback regulations assume the implementation of street improvements as specified in City Actions. Along streets with approved street reconfiguration plans, Front Yard Setback distances shall be measured based on either 1) the back of sidewalk location following street reconfiguration, or 2) approved City plans for street reconfiguration that re-locate the back of sidewalk.

B. Front Yard setback areas must be landscaped according to the principles set forth in Section 12.64.300 Street, Surface Water Management and Open Space Regulations except where exceptions are noted within the Private Frontage Requirements for a particular Frontage Type or in section 12.64.100 District Requirements. Entrance porticos, porches, stoops, and stairs are permitted to encroach within the required front yard setback as shown in the frontage type illustrations. Encroachments may extend up to a maximum of six feet into the private frontage.

C. At zero-setback areas, building overhangs such as trellises, canopies and awnings may extend horizontally into the public frontage up to a maximum of six feet and balconies and bay windows may extend up to a maximum of two feet. These overhangs must provide a minimum of eight feet clear height above sidewalk grade.

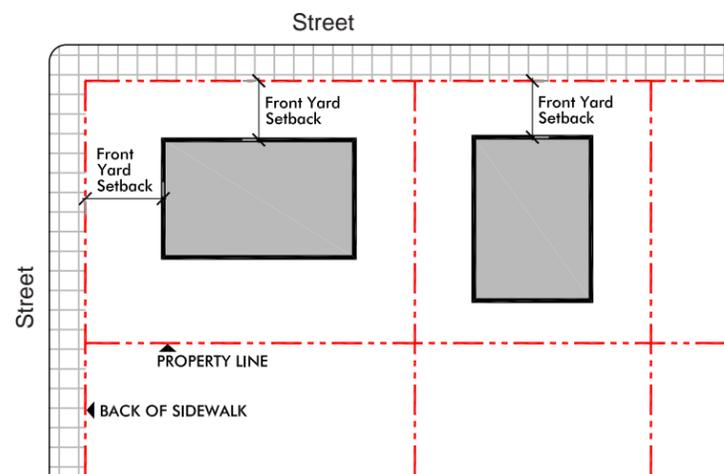


FIG.12.64.207 FRONT YARD SETBACK

12.64.208 SIDE YARD SETBACK

A. *Side Yard Setback* is defined as the required minimum distance from the side property line to any building as shown in Fig.12.64.208 Side Yard Setback.

B. The dimension of the Side Yard Setback shall depend upon whether or not the side façade has windows into active living spaces. The side yard setback area must be landscaped according to the principles set forth in section 12.64.300 Street, Surface Water Management and Open Space Regulations. The minimum required setback dimension to structures with windows and structures without windows shall be as specified in section 12.64.100 District Requirements. Note: Where permitted, an easement is required for buildings with 0 foot setback.

12.64.209 REAR YARD SETBACK

Rear Yard Setback is defined as the required minimum distance from the rear property line to any building as shown in Fig.12.64.209 Rear Yard Setback. The required rear yard setback area must be landscaped according to the principles set forth in section 12.64.300 Street, Surface Water Management and Open Space Regulations. The minimum required setback dimension shall be as specified in section 12.64.100 District Requirements.

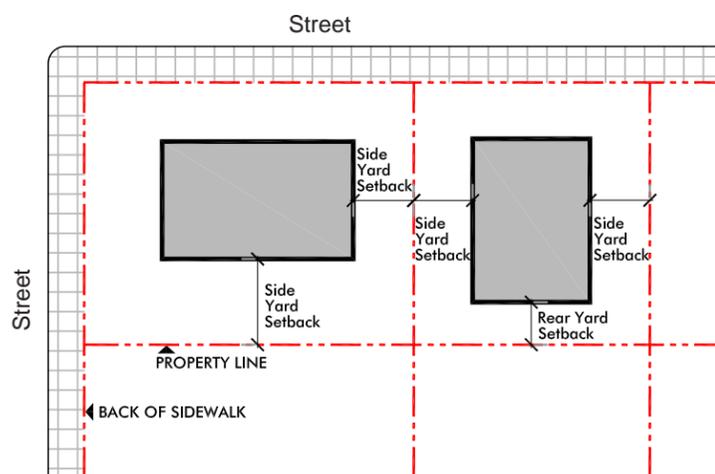


FIG.12.64.208 SIDE YARD SETBACK AND FIG.12.64.209 REAR YARD SETBACK

12.64.210 SPECIAL SETBACK REGULATIONS

A. Special Setback Regulations are established to create an appropriate setback relationship between new development within the Plan Area and existing buildings in adjacent single family zones. They shall be required for parcels located in Districts as specified in section 12.64.100 District Requirements.

B. As shown in Fig. 12.64.210 Setback Adjacent to Single Family Zones, any structures containing commercial uses and/or two or more attached primary dwelling units shall set back from any property line abutting R 9,600 through R 5,400d zones, unless the adjacent property is already occupied by structures containing two or more primary dwelling units. Where required, the following regulations apply:

1. The minimum required setback dimension shall be as specified in section 12.64.100 District Requirements.
2. The required setback area must include 10 foot wide Type II landscaping unless otherwise specified in section 12.64.100 District Requirements.
3. The required setback area shall be landscaped according to principles set forth in section 12.64.300 Street, Surface Water Management and Open Space Regulations.
4. Decks and balconies overlooking the adjacent residences are prohibited along the setback line.
5. The size and quantity of windows facing the adjacent residences shall be limited and located to maximize privacy.

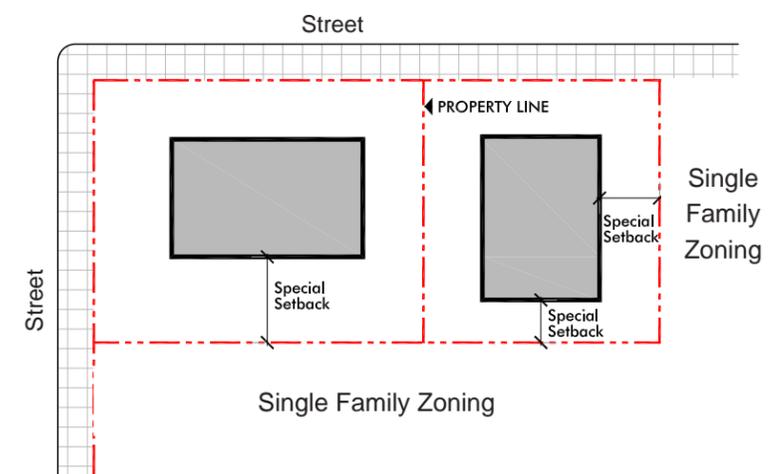


FIG.12.64.210 SETBACK ADJACENT TO SINGLE FAMILY ZONES

Note: 0' minimum setback is permitted in some Districts (see 12.64.100 District Requirements)

12.64.211 ALLEY SETBACK

Alley setback is defined as the required minimum distance from an alley right-of-way to any building as shown in Fig.12.64.211 Alley Setback. The alley setback area must be landscaped according to the principles set forth in section 12.64.300 Street, Surface Water Management and Open Space Regulations. The minimum required setback dimension shall be as specified in section 12.64.100 District Requirements.

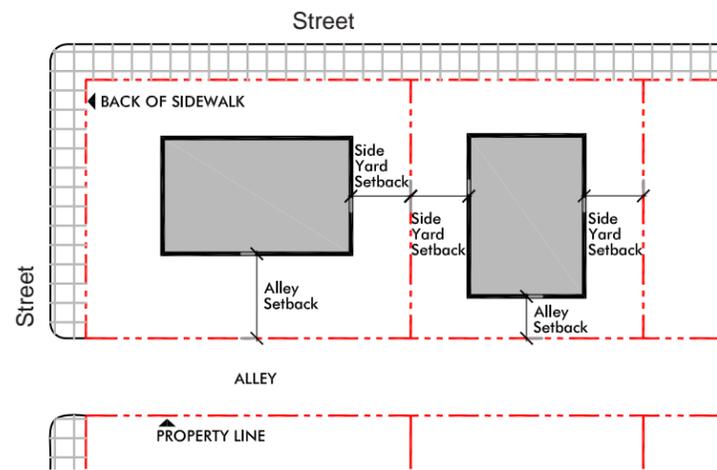


FIG.12.64.211 ALLEY SETBACK

12.64.212 FRONTAGE COVERAGE

A. Frontage coverage is defined as the percentage of the length of the frontage coverage zone that shall be occupied by a primary building façade(s). The frontage coverage zone is defined as the space between the minimum and maximum front yard setback lines and the minimum side yard or front yard setback lines as shown in Fig.12.64.212 Frontage Coverage. Minimum or maximum Frontage Coverage percentages shall be as specified in section 12.64.100 District Requirements.

B. In Districts where there is no maximum front yard setback, the frontage coverage zone shall extend from the minimum front yard setback lines to the furthest side or rear property line.

C. In order to connect the public sidewalk with active open spaces, courtyards, parking lots, and alleys in the interior or at the rear of a parcel, development may incorporate a passage that counts towards the frontage coverage requirements. A passage is a paved pedestrian walkway penetrating the building to access interior parking, courtyards, or other public spaces. In this case, the width of a passage may not exceed 15 feet.

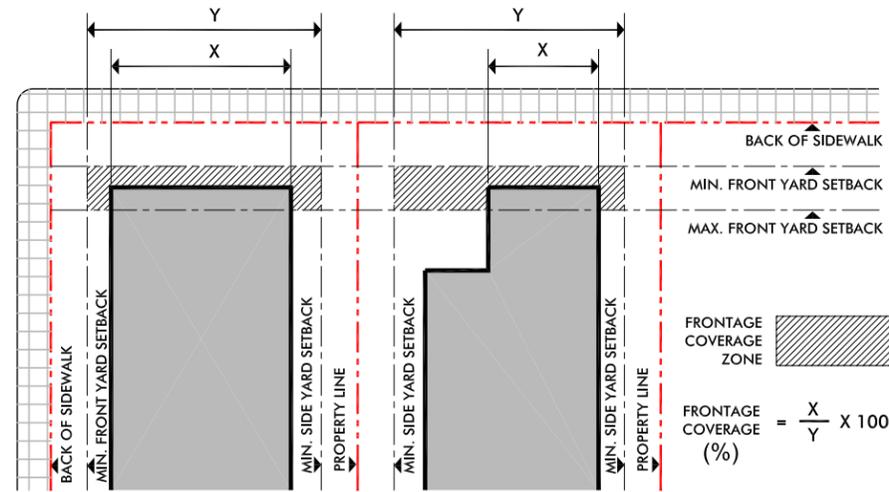


FIG.12.64.212 FRONTAGE COVERAGE

12.64.213 BUILD-TO-CORNER

A. The Build-To-Corner requirement specifies that buildings must “hold the corner” of the parcel at the intersection of two streets. The build-to-corner location is defined by the required front yard setback lines as shown in Fig.12.64.213 Build-To-Corner. This requirement shall be as specified in section 12.64.100 District Requirements.

B. Where the Build-To-Corner Building Placement is required, all corner parcels must meet this requirement by siting a building at its street corner.

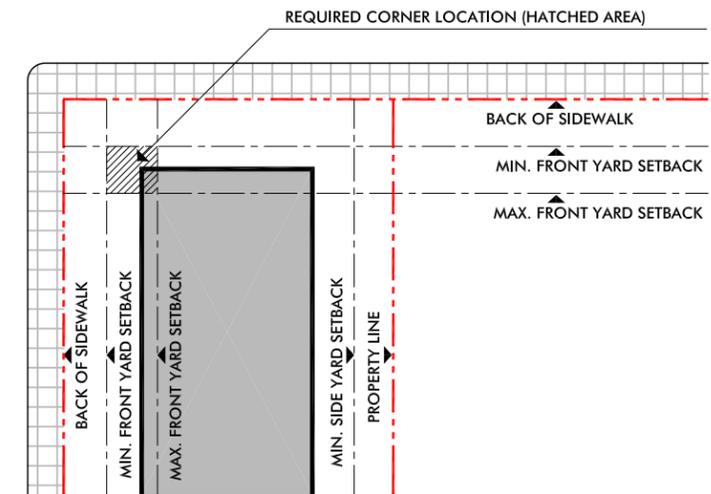


FIG.12.64.213 BUILD-TO-CORNER

Note: 0' minimum setback is permitted in some Districts (see 12.64.100 District Requirements)

12.64.214 MAXIMUM BUILDING LENGTH

Maximum building length is defined as the total length of a primary building mass fronting a street or open space as shown in Fig.12.64.214 Maximum Building Length. Maximum building length shall be as specified in section 12.64.100. Districts. Buildings shall not exceed this maximum length. A developer may build multiple buildings, each with an individual length that does not exceed the maximum building length.

The primary building mass is the most prominent mass of the building from its street frontage. Breaks in the primary building mass may be achieved through recessed sections where the recessed façade is clearly articulated as a different mass through materials, lower roof line or other means.

Revised graphic to match Director's interpretation applying maximum building length to the "primary building mass" and the above criteria for breaks in the primary building mass.

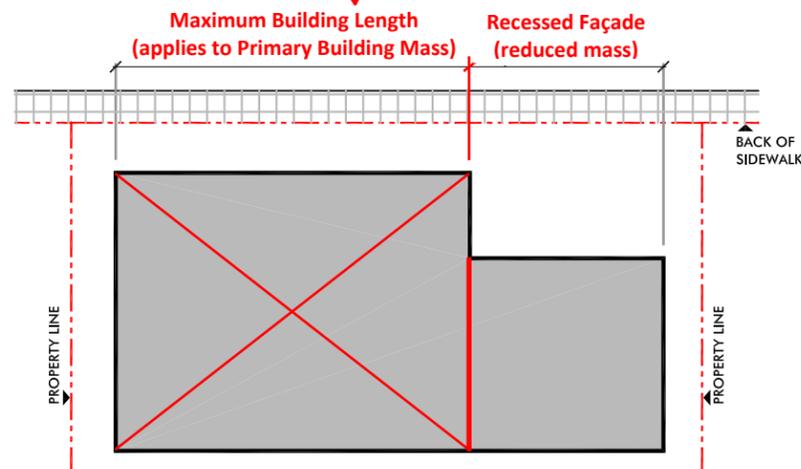


FIG.12.64.214 MAXIMUM BUILDING LENGTH

12.64.215 SPECIAL BUILDING LENGTH LIMIT

A. DEFINITION

Special Building Length Limits apply to new development along any block face (excluding SR 522, or Beardslee Blvd.) where there are existing or proposed residential buildings with front facades shorter than sixty feet as shown in Fig.12.64.215 Special Building Length.

B. LIMITED CORNER BUILDING

The maximum length of buildings that extend to the corner of the block shall be as specified for each District in section 12.64.100 District Requirements.

C. LIMITED MID-BLOCK BUILDINGS

The maximum length of Limited Mid-Block Buildings that do not extend to the corner of the block shall be as specified for each District in section 12.64.100 District Requirements.

- A - Residential Building with a Front Facade
- B - Limited Corner Building
- C - Limited Mid-Block Building
- D - Public Open Space
- X - Special Building Length Limits Do Not Apply

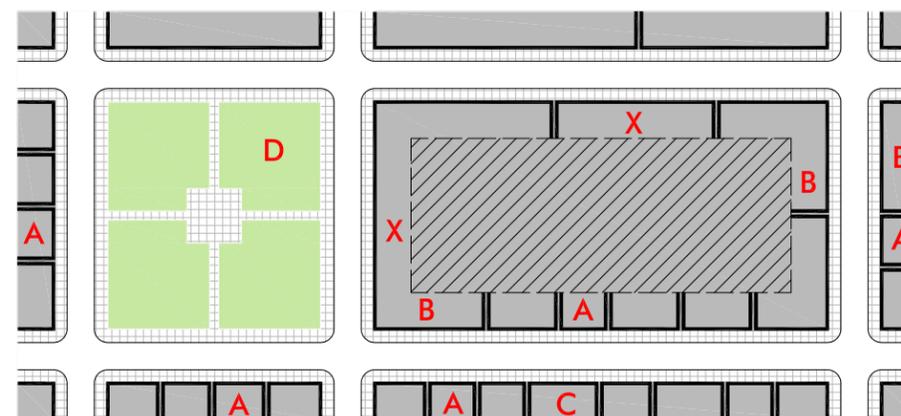


FIG.12.64.215 SPECIAL BUILDING LENGTH

12.64.216 SPACE BETWEEN BUILDINGS

If a developer is building multiple buildings on a single property, the required minimum *space between buildings* is applied. Space between buildings is defined as the distance measured between the primary building mass of two adjacent buildings on a single property as shown in Fig.12.64.216 Space Between Buildings. The minimum dimension for required for space between buildings shall be as specified in section 12.64.100 District Requirements.

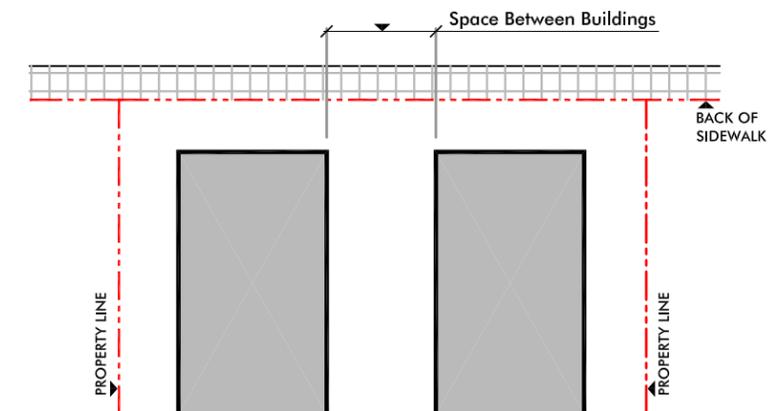


FIG.12.64.216 SPACE BETWEEN BUILDINGS

12.64.300 STREET, SURFACE WATER MANAGEMENT AND OPEN SPACE REGULATIONS

This section contains general requirements and guidelines designed to ensure that new streets, blocks, open spaces, and landscaping throughout the Plan Area are provided and built with the quality and care necessary to enhance the transportation network, provide proper accessibility, and ensure the development of a wide range of public places within downtown as it intensifies.

In addition to regulatory policies for the provision, configuration, and design of streets and open spaces, this section provides requirements and guidelines for on-site improvements such as the design and landscaping of all spaces including front, side, and rear yards; screening for utility and service areas; as well as policies governing the treatment of furnishings plant materials, and lighting.

Additional detail and requirements for improvements to existing streets are provided by the City of Bothell Design and Construction Standards and Specifications, which will be updated to coordinate with the new street requirements included in this section.

12.64.301 STREET REGULATIONS

The Street is defined as the area between the back of sidewalk lines. It includes the moving lanes, parking lanes and medians as well as the sidewalk and any sidewalk landscape areas. (see Fig.12.64.301 Corridor Definition of Terms).

Street Requirements determine the configuration and design of new streets. They are established to enhance the connectivity of streets, to create safe and attractive streetscape environments, and to encourage walking throughout the Plan Area.

All new streets within the Plan Area shall be designed and configured according to the following regulations.

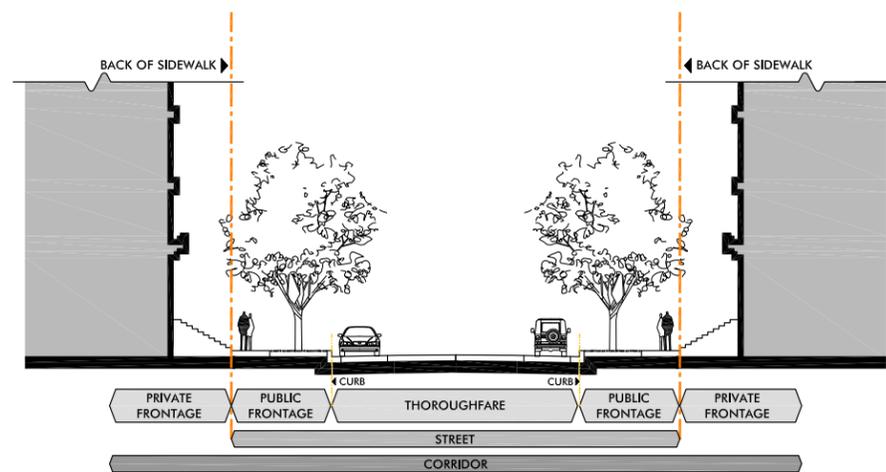


FIG.12.64.301 CORRIDOR DEFINITION OF TERMS

A. PROVISION OF NEW STREETS

New Street regulations are established to ensure the creation of an appropriate, medium sized network of blocks, streets, and open spaces that will support the envisioned development within the Subarea. If a New Street(s) is required on a property, review the requirements for the Configuration, and Design of New Streets in the sections that follow. Required New Streets shall be built by developers as development occurs. New alleys and passages do not satisfy street provision requirements. New Streets are required:

- As determined by Maximum Parcel Perimeter regulations.
- In order to satisfy Pre-located streets requirements.
- In order to satisfy Building Orientation Requirements (see section 12.64.204).

1. Maximum Parcel Perimeter

- a. Parcel perimeter is a measure of the total perimeter, in feet, of all property lines defining a parcel or assembled parcel.
- b. Maximum parcel perimeter regulations are determined by the parcel configuration shown in the Fig.12.64.100 Districts Map adopted as part of this Plan.
- c. The maximum parcel perimeter in a given District shall be as specified in section 12.64.100 District Requirements.
- d. Any development proposed on a single parcel or assembled parcel larger than the maximum parcel perimeter must provide at least one new street(s) and/or open space(s):
 - i. Resulting parcels shall not exceed the maximum parcel perimeter.
 - ii. Resulting blocks created within the new development shall not exceed the maximum parcel perimeter.
 - (A) Alleys and passages are considered part of a block when calculating resulting block size.
 - (B) All other street rights-of-way and public open spaces are not considered part of a block when calculating resulting block size.
- e. The following maximum parcel perimeter exceptions apply:
 - i. Maximum parcel perimeter regulations do not apply to parcels abutting the Sammamish River.
 - ii. The block containing Pop Keeney Stadium shall not extend north of NE 188th Street, south of NE 185th Street, or east of 98th Avenue NE.

2. Pre-located Street

- a. NE 185th Street / 98th Avenue NE Connector: As shown in Fig.12.64.100 Districts Map a 185th Street extension shall be provided by the developers when development occurs with the following configuration requirements:
 - i. The connector street shall create a new collector road connection by extending the existing 185th Street west of SR 527 and curving south to connect with the existing 98th Avenue right-of-way.
 - ii. The connector street shall have a tangent or straight section of at least 100 feet west of the new west right-of-way of SR 527 as widened for the Boulevard.
 - iii. The connection from 185th Street to 98th Avenue shall have a centerline radius of not less than 250 feet.
 - iv. Intersections with other public roads along the 185th Street – 98th Avenue Connector shall be spaced at least 250 feet apart, unless otherwise approved by the City.
- b. Pedestrian walkway connecting SR 522 and the park at Bothell Landing: As shown in Fig. 12.64.100 Districts Map, a pedestrian walkway shall be provided by developers when development occurs.
- c. The pre-located street and pedestrian walkway are shown in their preferred locations and configurations. The street/pedestrian walkway may be relocated if the developer can show that the proposed new configuration satisfies the same traffic requirements and establishes an equivalent interconnected street network.

B. SAMMAMISH RIVER PEDESTRIAN WALKWAY

Where a parcel or assembled parcel is bounded on one or more faces by the Sammamish River, it shall satisfy the following special requirements:

1. No block face along SR 522 shall exceed 500 feet in length.
2. Alleys, passages, or open spaces may be used in lieu of New Streets to define block faces as long as they provide public access to the Sammamish Riverfront.

including linear open spaces that average at least 25 feet in width over their entire length,

Amendment to clarify which types of open space can be used to meet the maximum parcel perimeter requirement. Mere passages, with a 20' min. width, are disqualified, but open spaces in general also have a 20' min. width. This addition would allow linear open spaces that are more generous than the minimum "passage" dimension, while allowing flexibility for a space that has some segments at the 20' minimum, as long as there are also some more generous spaces.

C. STREET CONFIGURATION

1. Access

- a. Streets and Alleys shall be publicly accessible.
- b. Passages may be private.

2. Connectivity

- a. All new Streets shall connect with existing streets and be configured to allow for future extension whenever possible.
- b. Where new streets are built as the extension of an existing street or connect to an existing intersection, the new street type shall match the existing street design as closely as possible. Exception: to mitigate against the potential generation of Westhill neighborhood cut-through traffic, consistent with Imagine Bothell... Comprehensive Plan policies UD-P10 and UD-P11, no new public street within the Downtown Subarea shall connect to NE 188th Street, nor shall the drive aisle of any parking lot connecting to NE 188th Street be configured so as to facilitate or encourage such cut-through traffic.
- c. Permanent dead end streets and new private, internal streets shall not be permitted.

3. Abandonment

In order to maintain the accessibility provided by the block structure of the corridor, existing public streets or alleys may not be closed permanently unless the closure is part of the provision of a network of new streets that satisfy all street regulations.

D. STREET DESIGN (STREET TYPES)

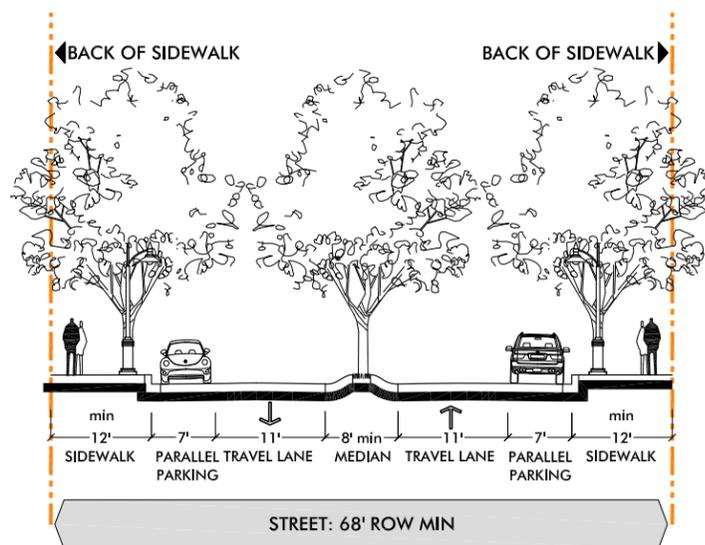
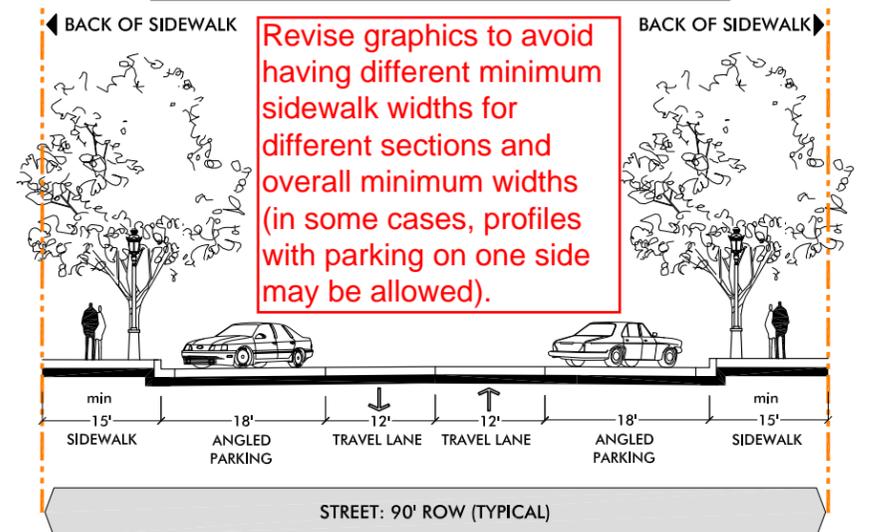
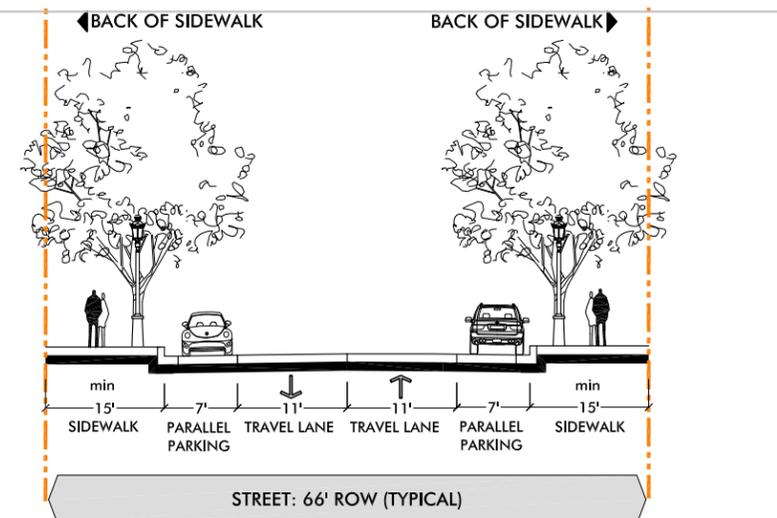
New Street Types shall be designed as illustrated in the following Street Design Sections. The Street types permitted in a given District shall be as specified in section 12.64.100 District Requirements. An applicant may propose modifications to the accompanying Street Designs provided that it can be shown that the modified street design satisfies or enhances the streetscape environment regarding each of the following stated goals. The street sections with a note are only permitted with the approval of the Fire Department.

Designing all landscaped areas within the street right-of-way to be functional stormwater treatment and infiltration or conveyance facilities is encouraged. In situations where space is limited, recommended configurations for these facilities are shown in Section 12.64.305 Street and Open Space Guidelines.

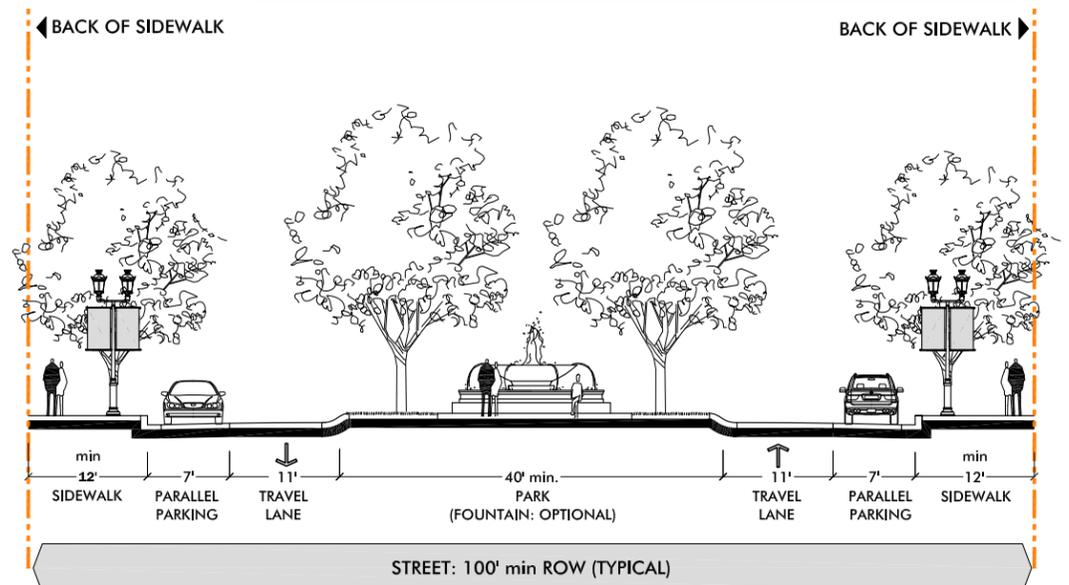
New streets within the Plan Area are encouraged to be designed as bicycle friendly. Some streets may be designated for formal bike-lanes, some streets may be designated as preferred bike routes, while other streets may be designated for shared bike/auto use by using pavement markings such as “sharrows”. Because the 185th Street – 98th Avenue Connector is proposed as a primary transit route, bicycles should not be encouraged to use this street. The recommended bicycle network for the Plan Area is included in the Transportation Plan in Appendix “C”.

1. City Street

- a. Purpose: Organize the primary public realm to create an environment suitable for shopping and strolling along active retail, eating, and entertainment uses. City Street sidewalks should be wide and unobstructed to provide ample room for pedestrians to walk, and to encourage activities including outdoor dining, locations for kiosks, food carts, and flower stalls.
- b. Components
 - i. On-street parking oriented parallel or at a 45 degree angle to the curb.
 - ii. Each block shall have a single species of large, open-habit deciduous trees with a maximum spacing of 40 feet on-center.
 - (A) Trees should be located in tree grates that are flush mounted at the back of curb, or in continuous planting strips a minimum of six feet wide located along the back of curb.
 - (B) Trees should be maintained in a way that provides unobstructed views to showroom windows and building signage.
 - (C) Trees shall be spaced to allow Fire Department Access to roof structures with aerial ladders.
 - iii. Pedestrian-scale decorative street lighting in the sidewalk with a maximum spacing of 80 feet on-center.
 - (A) The light source should be located 12-14 feet above finished grade.
 - (B) Street lights should be centered between street trees and otherwise located to avoid conflicts with tree canopies.



Note: Construction of this section requires Fire Department approval.

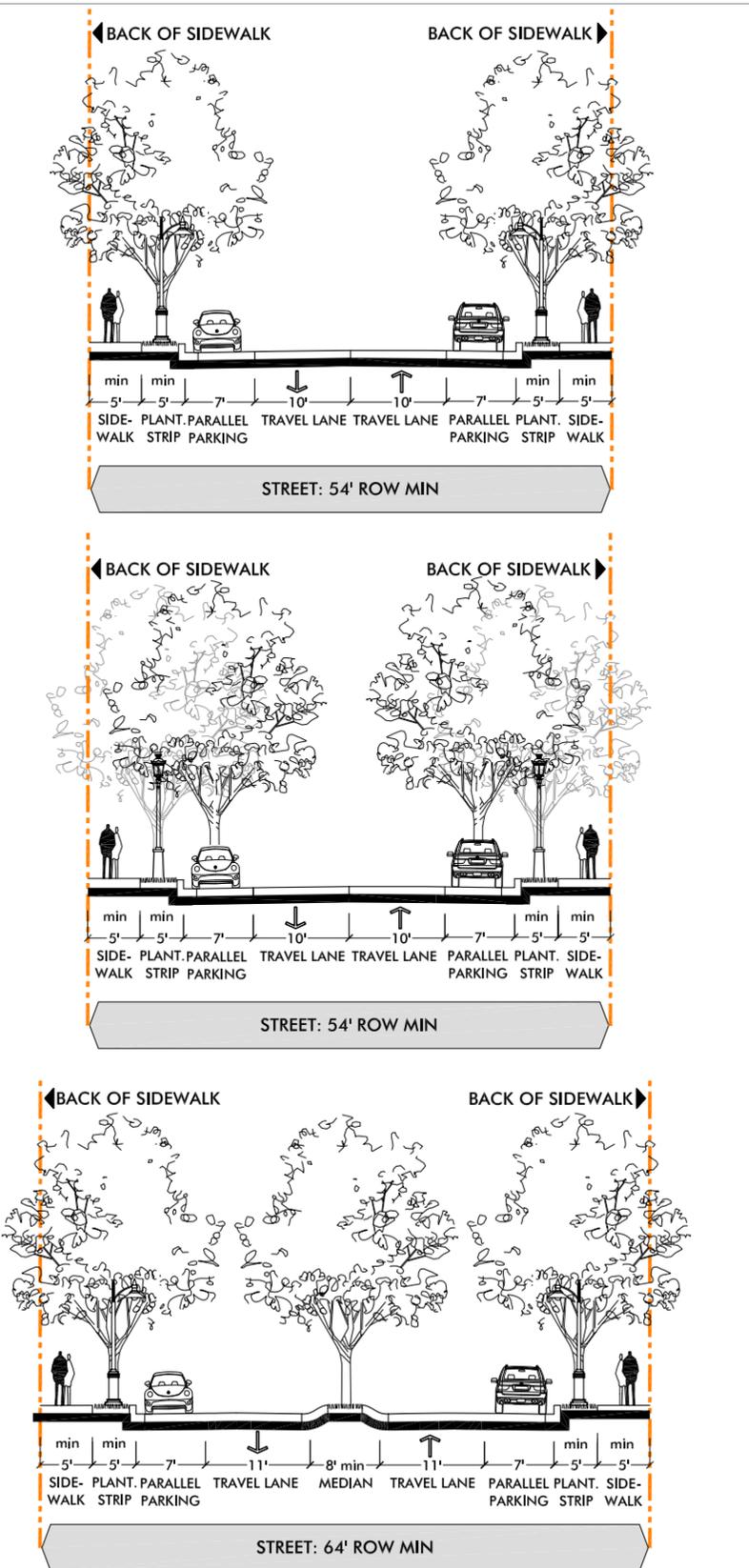


Note: Construction of this section requires Fire Department approval.

2. Neighborhood Avenue

- a. Purpose: Provide an attractive street to serve as a primary travel corridor within and between neighborhood districts. The Neighborhood Avenue is intended first and foremost to serve residential development and should provide a desirable setting for homes.
- b. Components
 - i. On-street parking oriented parallel to the curb.
 - ii. Each block shall have a single species of large, open-habit deciduous trees with maximum spacing of 40 feet on-center.
 - (A) Trees should be located in continuous planting strips a minimum of 5-feet wide located along the back of curb.
 - (B) Trees shall be spaced to allow Fire Department Access to roof structures with aerial ladders.
 - iii. Trees may be located in curbed planting wells or flush tree grates centered in parking lanes.
 - (A) Where trees are located in parking lanes, trees within the planting strips are encouraged to be staggered between the trees in parking lanes. (Allowed with an approved maintenance plan)
 - (B) Trees in parking lanes shall be located a maximum of every two parking spaces or 48 feet on-center.
 - iv. Low lying ground covers and shrubs may be located within the planting strips and planted medians.
 - v. Pedestrian-scale decorative street lighting shall be provided within the sidewalk at a maximum spacing of 80 feet on-center.
 - (A) The light source should be located 12-14 feet above finished grade.
 - (B) Street lights should be centered between street trees and otherwise located to avoid conflicts with tree canopies.

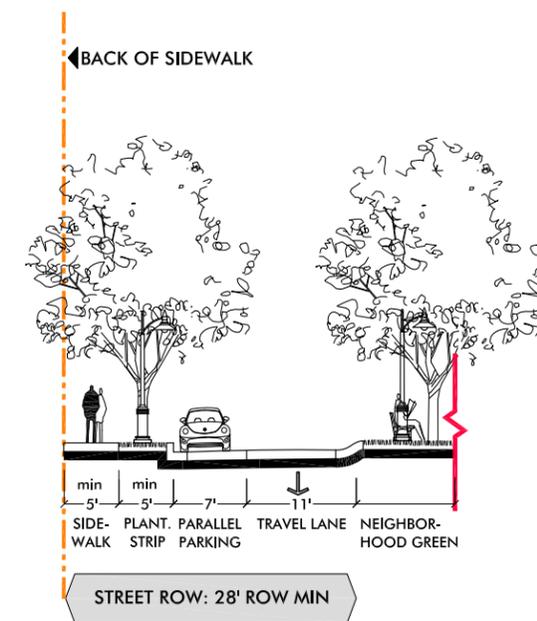
Revise graphics to avoid having overall minimum widths (in some cases, profiles with parking on one side may be allowed).



Note: Construction of this section requires Fire Department approval.

3. Neighborhood Green Street

- a. Purpose: Provide a centrally-located open space for public gatherings, surrounded by a streetscape environment that enhances the value of its surroundings.
- b. Components
 - i. On-street parking oriented parallel to the curb.
 - ii. Large, open-habit deciduous trees in planting strips with trees planted with a maximum spacing of 40 feet on-center.
 - (A) Trees should be located in continuous planting strips a minimum of five-feet wide located along the back of curb.
 - (B) Trees shall be spaced to allow Fire Department Access to roof structures with aerial ladders.
 - iii. Low lying ground covers and shrubs may be located within the planting strips.
 - iv. Pedestrian-scale decorative street lighting within the sidewalk and neighborhood green with a maximum spacing of 80 feet on-center.
 - (A) Light source should be located 12-14 feet above finished grade.
 - (B) Street lights should be centered between street trees and otherwise located to avoid conflicts with tree canopies.
 - v. A Neighborhood Green open space composed primarily of grassy open space and including public seating. See section 12.64.303. for Open Space Provision regulations.

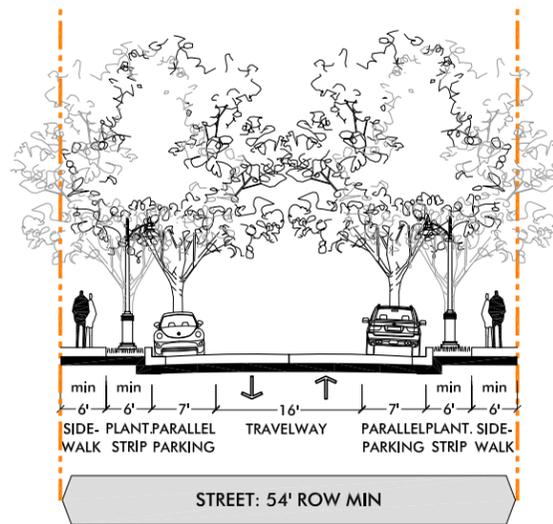
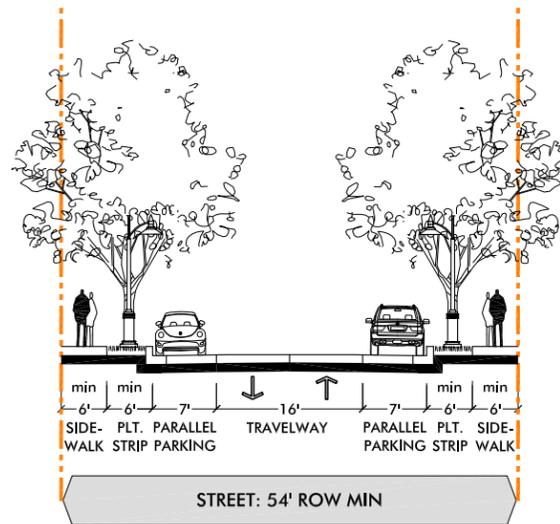
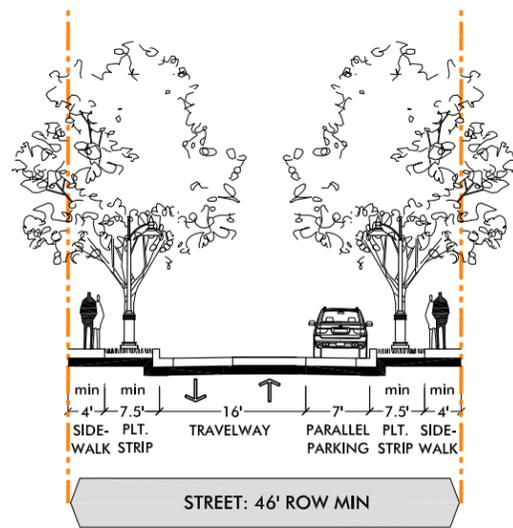


Note: Construction of this section requires Fire Department approval.

4. Neighborhood Street

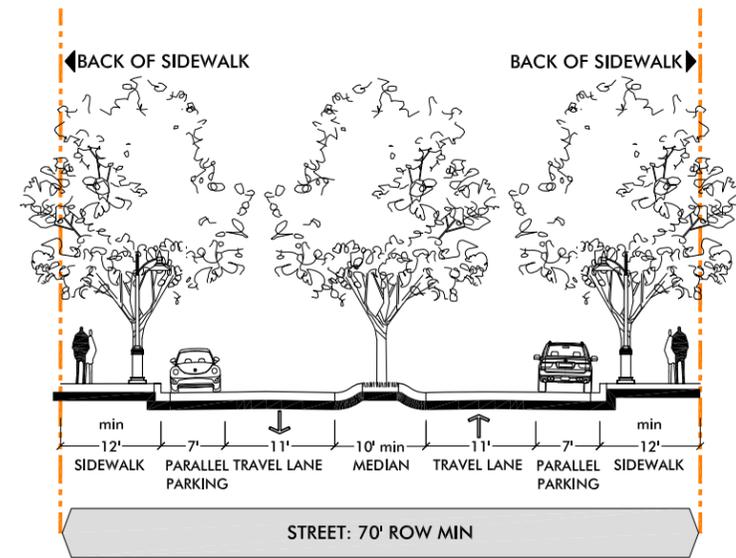
- a. Purpose: Provide an intimate street for internal circulation within a residential neighborhood. The Neighborhood Street is intended as a narrow street to ensure slow moving vehicular traffic and create a livable environment.
- b. Components
 - i. On-street parking oriented parallel to the curb.
 - ii. Each block shall have a single species of large, open-habit deciduous trees with maximum spacing of 30 feet on-center.
 - (A) Trees should be located in continuous planting strips a minimum of six-feet wide located along the back of curb.
 - (B) Trees shall be spaced to allow Fire Department Access to roof structures with aerial ladders.
 - iii. Trees may be located in curbed planting wells or flush grates centered in parking lanes.
 - (A) Where trees are located in parking lanes, trees within the planting strips are encouraged to be staggered between the trees in parking lanes. (Allowed with an approved maintenance plan)
 - (B) Trees in parking lanes shall be located a maximum of every two parking spaces or 48 feet on-center.
 - iv. Low lying ground covers and shrubs may be located within the planting strips.
 - v. Pedestrian-scale decorative street lighting shall be provided within the sidewalk at a maximum spacing of 90 feet on-center.
 - (A) Light source should be located 12-14 feet above finished grade.
 - (B) Street lights should be centered between street trees and otherwise located to avoid conflicts with tree canopies.

Revise graphics to avoid having different minimum sidewalk and planting strip widths for different sections and overall minimum widths (in some cases, profiles with parking on one side may be allowed).



5. NE 185th Street/98th Avenue NE Connector

- a. Purpose: Provide an attractive, urban street to serve as a primary transit corridor. This extension and re-alignment is intended to serve mixed-use development and should provide a desirable setting for development.
- b. Components
 - i. On-street parking oriented parallel to the curb.
 - ii. Each block shall have a single species of large, open-habit deciduous trees with a maximum spacing of 40 feet on-center.
 - (A) Trees should be located in tree grates that are flush mounted at the back of curb.
 - (B) Trees shall be spaced to allow Fire Department Access to roof structures with aerial ladders.
 - iii. Pedestrian-scale decorative street lighting in sidewalk with a maximum spacing of 80 feet on-center.
 - (A) Light source should be located 12-14 feet above finished grade.
 - (B) Street lights should be centered between street trees and otherwise located to avoid conflicts with tree canopies.
 - iv. An optional 10 foot minimum wide planted, center median may be provided. This median can be narrowed approaching major intersections to accommodate left turn lanes.
 - v. Transit amenities, including stop locations with shelters and electronic on-time schedule devices should be designed into the street.



Note: Construction of this section requires Fire Department approval.

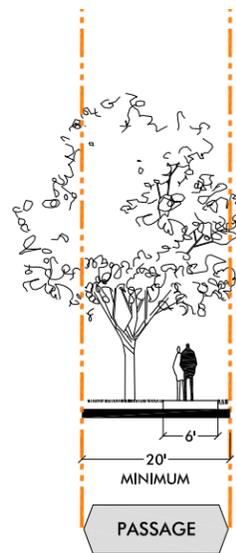
6. Alley

- a. Purpose: New Alleys may be constructed to provide vehicular and pedestrian access to rear yard garages, carriage homes and service areas.
- b. Components
 - i. Alley right-of-way shall be a minimum of 20 feet.
 - ii. The Alley must be entirely paved.
 - iii. Street lights compatible with those required on Neighborhood Streets shall be provided at a maximum spacing of 100 feet. Lighting fixtures may be freestanding if placed outside alley right-of-way, or may be attached to garage or other structures.



7. Passage

- a. Purpose: New Passages may be constructed to provide a pedestrian connection between frontage area and rear residential garages, carriage homes, service areas and trails.
- b. Components
 - i. Passage right-of-ways shall be a minimum of 20 feet. The right-of-way must consist of a pedestrian walkway a maximum of six-feet wide and continuous planting areas on both sides of the walkway.
 - ii. Street lights compatible with those required on Neighborhood Streets shall be provided at a maximum spacing of 100 feet.
 - iii. Fenced Edge, Terraced Edge, or Flush Edge shall be constructed at the edge of a Passage.
 - iv. Passage setback is defined as the required distance from the passage right-of-way to the primary building. The minimum required setback shall be five feet.



8. Pedestrian Walkway

- a. Purpose: New Pedestrian Walkways shall be constructed to provide a pedestrian connection between SR 522 and the Park at Bothell Landing.
- b. Components
 - i. Pedestrian walkway rights-of-way shall be a minimum of 15 feet. The right-of-way must consist of a paved pedestrian walkway. A linear green may be incorporated in the middle of the pedestrian walkway, in such a case a paved pedestrian walkway shall be provided on each side of the linear green and each walkway shall have a minimum width of 7.5 feet.
 - ii. Street lights compatible with those required on City Streets shall be provided at a maximum spacing of 60 feet. Lighting fixtures may be freestanding or may be attached to buildings.
 - iii. Pedestrian Walkway setback is defined as the required distance for the pedestrian walkway right of way to the primary building.



12.64.302 SURFACE WATER MANAGEMENT REGULATIONS

A. IMPERVIOUS SURFACE COVERAGE

1. Definition

- a. Impervious Surfaces are hard surface areas which either prevent or retard the entry of water into the soil mantle as under natural conditions prior to development, and/or hard surface areas which cause water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development.
 - i. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots, or storage areas, concrete or asphalt paving, gravel roads, packed earth materials, and other surfaces which similarly impede the natural infiltration of stormwater.
 - ii. Open, uncovered retention/detention facilities, engineered infiltration systems such as green roofs and porous paving, turf, landscaping and natural vegetation that infiltrate, reuse, or evapotranspire rainwater shall not be considered as impervious surfaces.
- b. Impervious Surface Coverage is the percentage of the total area, including setback areas, of a parcel that is covered by any impervious surface.

2. Regulation

- a. The maximum impervious surface coverage permitted shall be as determined in section 12.64.100 District Requirements.
- b. All paved and landscaped areas shall incorporate best management practices to control stormwater as outlined in the City of Bothell Storm Water Design Manual and all development shall limit the amount of impervious surface coverage to the minimum coverage necessary to accommodate the development.

B. DRAINAGE PLAN WHATEVER

A drainage plan shall be required for all development as required by title 18 of the BMC.

C. HORSE CREEK DAYLIGHTING SPECIAL REGULATIONS

These regulations apply north of SR 522 within the Downtown Subarea to any proposed conversion of currently piped portions of Horse Creek to an open channel, a process known as "daylighting"; to the existing open channel of Horse Creek in this area, north of NE 188th Street; and to any proposed development adjacent to such open channels. The creek itself, the creek bed, associated riparian vegetation, in-stream features such as woody debris and rocks, any graded earth, retaining walls, rockeries or other structures containing the aforementioned elements, and any protective railings or other

barriers shall together comprise the "daylighted creek corridor". Fig. 12.64.302.C illustrates a typical section through the envisioned daylighted creek corridor. These regulations apply in lieu of any conflicting critical areas regulations. Any portion of Horse Creek south of SR 522 shall be subject to the critical area regulations or the Shoreline Master Program regulations, whichever apply.

1. Daylighted Creek Corridor Width and Depth

The width and depth of the daylighted creek corridor in combination shall provide sufficient capacity to satisfy fish passage requirements and to accommodate historic and/or projected peak flows at maximum velocities and depths as determined by the public works director, while generally maintaining a width-to-depth ratio of approximately 3:1 or greater to avoid an unattractive canyon-like aspect and, subject to the limitations set forth in 12.64.302.C.2, to ensure adequate area within the corridor to sustain riparian vegetation on one or both sides of a low-flow channel which would run year-round.

2. Buffer Vegetation

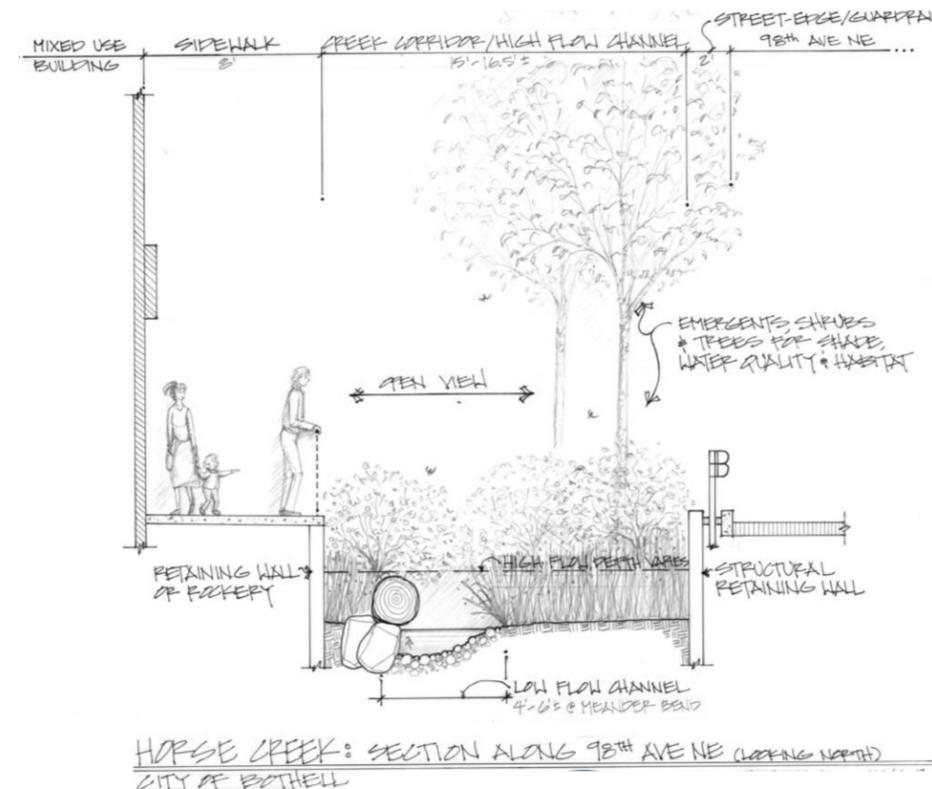
No buffer vegetation shall be required outside the limits of the daylighted creek corridor, provided that within the corridor, vegetation rendering shade, habitat and water quality functions including retention and biodegradation of pollutants shall be installed on one or both sides of the low-flow channel, which vegetation shall be selected, planted and maintained so as to survive inundation of roots, branches and/or foliage during high flow periods. Where, by virtue of limited available corridor width or other factors, these vegetation regulations conflict with fish passage requirements, vegetation shall be reduced to ensure adequate fish passage.

3. Roads, Driveways, Pedestrian Facilities, and Utilities

Roads, driveways, pedestrian facilities and utilities may cross and/or run directly alongside the daylighted creek corridor provided such facilities do not impede creek flows.

4. Public Open Space Credit

If the daylighted creek corridor includes any property which is not public right of way and which has development or redevelopment potential, the land area within the limits of the daylighted creek corridor on such property shall count towards satisfaction of the public open space requirements, as established in BMC 12.64.304, of a development on that property.



**FIG. 12.64.302.C
ENVISIONED DAYLIGHTED
HORSE CREEK CORRIDOR,
TYPICAL SECTION**

12.64.303 SETBACK AREA LANDSCAPING

Setback areas shall be landscaped in accordance with the following regulations.

A. PERIMETER BLOCK SETBACK AREAS

The following setback area treatments are permitted or required as specified for each District in Section 12.64.100 District Requirements for front and side yard setback areas located between buildings and public streets other than alleys.

The disposition of the front setback zone is further illustrated and addressed in Section 12.64.206.B. Private Frontage Types.

1. Sidewalk Extension

- a. Sidewalk extensions are required where minimum sidewalk widths established in the City of Bothell Design and Construction Standards and Specifications result in the extension of the sidewalk width on to private property and in front of all Shopfront and Arcade Private Frontage Types that are built within 5 feet of the back of sidewalk.
- b. Sidewalk Extensions must consist of new sidewalk built at the same grade as the adjacent existing sidewalk and provide no obstructions, edges, or barriers to access between portions of the public and private property. A Public Access Easement shall be provided for the sidewalk extension and must be granted to the City.
- c. Construction staging should be organized to allow the construction of the entire sidewalk (within and outside of the public right-of-way) at the same time.
- d. Paving material and design should be the same as or sufficiently similar to the portion within the public right-of-way to create the effect of a single pedestrian walkway.
- e. No trees are required in the setback zone (other than those back-of-curb, as specified in Design and Construction Standards and Specifications).

2. Parkway Landscaping

- a. Coordinated Frontage. The treatment of the public frontage and private frontage should be coordinated to provide a cohesive and unified landscape treatment. That is, the sidewalk should run between any parkway strip landscaping (a portion of the Public Frontage), and setback area landscaping (all or primarily within the Private Frontage area) that are easily identifiable as a single, cohesive design (Public easements may be required).
- b. Screening. Type V landscaping per BMC 12.80.040 is required to provide substantial screening of buildings and interior spaces from view from (and of) the main thoroughfare.
- c. Green landscape. Living groundcover, trees, and shrubs must cover all setback areas other than those covered by the public sidewalk, pedestrian walkways connecting to building entrances, or permitted access ways (pedestrian and/or vehicular) to parking facilities.
- d. Multiple species in naturalistic pattern. Trees consisting of at least 50% conifers and shrubs of varied species and heights should be planted in an irregular/informal pattern.

3. Neighborhood Street Landscaping

- a. Visual Continuity along Block-front. Setback areas along a development should provide a visually coherent and continuous green landscape design. Adjacent developments should strive to create strong visual relationships for an entire block frontage.
- b. Green Setback Area. Living groundcover accented by trees and shrubs must cover all setback areas other than those covered by the public sidewalk, walkways connecting to building entrances, or permitted access ways (pedestrian or vehicular) to parking facilities.

B. INTERIOR BLOCK SETBACK AREAS

Setback Areas located between properties, i.e. all rear setback areas, for side setback areas not located between buildings and public streets, as well as for setback areas along mid-block alleys and that are not covered by parking lots (see section 12.64.403 for parking lot landscaping) shall be landscaped as specified for each District in Section 12.64.100 District Requirements, in accordance with the following requirements.

1. Paving

Cover side and rear yard areas 5 feet wide or narrower with paving or pervious paving.

2. Groundcover

Cover side and rear yard areas with landscaping or pervious surfaces consisting of living groundcover or other pervious surfaces such as decomposed granite, mulch, rocks, and boulders accented by shrubs.

3. Moderate Screening

Provide light visual separation along property lines consisting of:

- a. Type III Landscaping per BMC 12.18.040 that screens parking/service areas and blank side and rear building facades but maintains views to building entrances and signage.
- b. One (1) shrub per five (5) linear feet of property line (excluding curb cuts)
- c. Living groundcover or other pervious surfaces such as decomposed granite, mulch, rocks, and boulders accented by shrubs.

4. Heavy Screening

Provide heavy visual separation along property lines of Retail Anchor, Entertainment / Recreation, Auto-oriented Services, and Commercial Goods uses consisting of:

- a. Type II Landscaping per BMC 12.18.040 that screens parking/service areas and blank side and rear building facades.
- b. Solid screening at least six (6) feet high utilizing: hedges, screening walls or fences.
- c. Living groundcover or other pervious surfaces such as decomposed granite, mulch, rocks, and boulders accented by shrubs.

12.64.304 PROVISION OF OPEN SPACE

A. DEFINITION

1. Open Space regulations set forth requirements for the provision and design of open spaces and landscaping elements in the Plan Area.
2. These regulations are established to ensure a wide range of public spaces that complement the primary public streets and open spaces in each district.
3. All new open spaces within the Plan Area, whether or not they are required by Open Space Provision regulations, shall be designed and configured according to the following regulations.

B. PUBLIC OPEN SPACE

1. Public Open Space is required as specified in section 12.64.100 District Requirements.
2. Public Open Space shall be built within the development area by developers as development occurs or may be satisfied through payment of in-lieu fees with the approval of the Community Development Director/Designee. Note: Fees will be defined in coordination with park mitigation fees.

C. PRIVATE OUTDOOR SPACE

1. Private Outdoor Space is required as specified in the section 12.64.100 District Requirements.
2. Private Outdoor Space shall be built by developers as development occurs. Required setback areas shall not be counted towards Private Outdoor Space Provision requirements.

D. SPECIAL OPEN SPACE REQUIREMENTS

The following special requirements apply to development within the area shown in Fig.12.64.304.D Northshore School District (NSD) Site Map and shall be satisfied by developers as development occurs:

1. Primary Open Space

Development shall include at least one Primary Public Open Space larger than one half acre, provided the open space:

- a. Shall be centrally located within the NSD site.
- b. Shall be provided as publicly accessible greens, squares, or plazas.
- c. Shall abut public streets on at least two sides.

2. Pop Keeney Stadium

Streets and/or open spaces shall be provided that create a clear pedestrian connection between Pop Keeney Stadium and Main Street as development occurs.

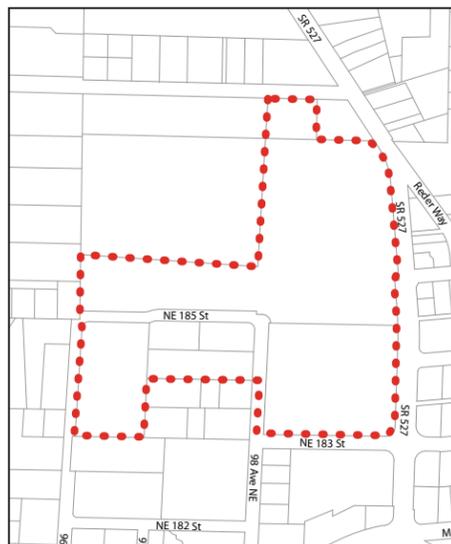


FIG.12.64.304.D NORTHSORE SCHOOL DISTRICT SITE MAP

12.64.305 GENERAL OPEN SPACE REQUIREMENTS

A. OPEN SPACE DESIGN

1. Public Open Space

- a. The minimum width of public open space shall be 20 feet.
- b. Where the total required public open space is 3,000 square feet or less, after subtracting area for new streets, the public open space shall be one continuous parcel of land. Where the required public open space totals more than 3,000 square feet, the area may be divided into several usable parcels on the site; provided, that at least one parcel is a minimum of 2,000 square feet in size and all the other parcels are at least 1,000 square feet in size with a minimum width of 15 feet.
- c. All public open spaces shall be publicly accessible and connected to public sidewalks. They shall abut public rights-of-way on at least one side and shall be open to the public 24 hours a day.
- d. Public open spaces need not be publicly owned and maintained.
- e. All public open spaces shall be visible from surrounding streets and avoid masses of shrubs around edges.

2. Private Outdoor Space

- a. Private Outdoor Space shall be provided in the form of yards, balconies, or patios whose primary access is from the dwelling served.
- b. The minimum dimensions for private outdoor space in any single direction shall be four feet if provided as part of a porch or balcony, and eight feet if provided as a deck, yard, terrace, or patio.

B. LANDSCAPING

All development shall adhere to BMC 12.18.030 existing vegetation retention regulations.

C. WALLS AND FENCES

1. Frontage Walls and Fences

- a. Overall height of fences and walls located in the front yard shall not exceed three feet.
- b. Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.

2. Screening Fences and Walls

Screening fences and walls shall not exceed a height of five feet.

D. UTILITY AND SERVICE AREA SCREENING

1. Utility, Solid Waste, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, transformers, and backflow devices, shall be located away from streets and enclosed or screened from view by landscaping, fencing or other architectural means.
2. Solid waste and recycling facilities and containers must always be within structural enclosures. Containers cannot be stored even temporarily outside enclosures.
3. Rooftop equipment must be set back a minimum of 10 feet from building walls, screened on all sides, and integrated into the overall building design.

Amendment to reinforce the provision that garbage and recycling containers must always be stored inside structural enclosures - no parking of dumpsters in public rights-of-way or any open space is allowed.

Amendment to allow for some design flexibility and use of public open spaces to provide better sight lines for driveways.

(public open space may be bisected by other open areas, such as a driveway, as long as the combined area can be experienced as a contiguous space)

12.64.306 STREET AND OPEN SPACE GUIDELINES

A. STREETS

New Streets are encouraged to be located along side property lines. These new streets may require coordination with neighboring property owners in order to maximize the continuity of the new street network.

B. PUBLIC SPACES

Public spaces should provide a variety of seating options, areas of sun and shade for year-round climatic comfort, shelter, and night lighting to encourage public activity and ensure safety.

~~2. Public spaces should be visible from public streets and sidewalks.~~

Redundant with 12.64.305.A.1.e.

C. WALLS AND FENCES

1. Frontage Fences and Walls

- a. Front yard fences should employ a combination of thick and thin structural elements with thicker elements for supports and/or panel divisions. Fence posts and/or support columns should be defined using additional trim, caps, finials, and/or moldings.
- b. All walls should have a cap and base treatment.
- c. Frontage walls may occur as garden walls, planter walls, seat walls, or low retaining walls.
- d. Entrances and pedestrian “gateways” should be announced by posts or pilasters, and may be combined with trellises, special landscaping, decorative lighting, public art or other special features.

2. Screening Fences and Walls

- a. Side yards and rear yards may contain landscape features that protect the privacy of the property’s occupants such as landscaping, trees and screening walls.
- b. Screening fences and walls should be constructed of materials that are compatible with the architecture and character of the site. Natural colors, a cap or top articulation, and related dimensional post spacing increments should be used at screening fences to enhance compatibility.
- c. Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief.

3. Security Fences

- a. Use of security fences should be minimized, and limited to special locations where additional security is necessary. Such security fences should not exceed 6 feet in height.
- b. Security fences should be designed to maintain a visually open character to the extent possible. This may be accomplished by using metal picket or open grille fencing or by mounting metal picket or open grille fencing on top of a low masonry wall.

4. Piers

- a. Piers are architectural elements of fences or walls that can add interest to and break up long expanses.
- b. Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and /or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps.
- c. Recommended dimensions for masonry piers are approximately 18 inches per side or diameter, and the maximum spacing between piers should be 20 feet.

5. Materials and Colors

- a. All fences and walls should be built with attractive, durable materials that are compatible with the character of Bothell (see Section 12.64.500).
- b. Appropriate fence materials include wood, masonry, and metal.
 - i. Wood picket fences are only recommended along residential streets. For wood picket fences, a paint finish or vinyl coating should be applied.
 - ii. For iron or metal fences, recommended materials include wrought iron, cast iron, welded steel, tubular steel, or aluminum. Metal fences should be mounted on a low masonry wall, and/or between masonry piers.
- c. Appropriate wall materials include stone, brick, precast concrete, textured concrete block, or formed concrete with reveals. A stucco finish may be used over a masonry core, except in the Downtown Special Review Area.
 - i. Exposed block walls should be constructed with a combination of varied height block courses and/or varied block face colors and textures (e.g. a combination of split-face and precision-face blocks). Plain gray precision-face concrete block walls are discouraged. Design treatments and finishes previously described should be applied to these walls for improved visual compatibility with building architecture.

- ii. An anti-graffiti coating is recommended for exposed masonry wall surfaces and should be clean, colorless and without sheen.
- d. Support post or pier materials may differ from fence materials; e.g. metal fence panels combined with masonry piers. Recommended materials include brick, terra cotta, and stone, colored or decoratively treated cast-in-place concrete, precast concrete or concrete block, or stucco-faced concrete or concrete block. (Note: Stucco-faced concrete or concrete block are not permitted in the Downtown Special Review Area).
- e. Bollards are recommended to be cast iron, cast aluminum, and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.
- f. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building’s material and color scheme.
- g. Street and building-mounted metal furnishings should be powdercoated or painted with Waterborne Acrylic Polyurethane, such as Tnemec Series 1080 or similar product. For powdercoated finishes, a chemically compatible UV-protectant clear coat is recommended for prevention of color fading.

D. SITE FURNISHINGS

- 1. Public gathering places and other publicly accessible areas should be detailed with decorative, pedestrian-scaled site furnishings and equipment.
- 2. Seating, freestanding planters, ornamental solid waste and recycling receptacles, bike racks, drinking fountains, pergolas, trellises, heaters, umbrellas, wind screening, and decorative bollards are recommended.
- 3. When designing seat walls with straight edges of more than six feet in length, consider detailing that will prevent skateboard damage.
- 4. Landscape structures and sculptural objects should reference the human scale in their overall massing and detailing.
- 5. Components should be made of durable high quality materials such as painted fabricated steel, painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials should be used so long as the finish or look of the material is consistent with or similar to the finishes prescribed above. Metal surfaces should be coated with highly durable finishes such as aliphatic polyurethane enamel.

E. PLANT MATERIALS

- 1. Plant materials should always be incorporated into new development site design to provide “softening” of hard paving and building surfaces.
- 2. Mature, existing trees should be preserved whenever possible.
- 3. Tree sizes should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.
- 4. For street trees to be installed within paved areas, the use of structural soil

planting beds, continuous soil trenches, or root path trenches is strongly recommended in order to maximize the ability of the tree to thrive and perform well in the urban environment.

5. Both seasonal and year-round flowering shrubs and trees should be used where they can be most appreciated - adjacent to walks and recreational areas, or as a frame for building entrances and stairs.
6. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees are recommended in front of private residences.
7. Evergreen shrubs and trees should be used for screening along rear property lines, around solid waste/recycling areas and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages.

F. LIGHTING

1. Design

- a. Lighting fixtures should generally be directed downward from the horizontal plane of the light source to preserve a dark sky and prevent unnecessary light pollution. Exceptions may be made for uplit trees and exterior architectural lighting. ~~Until Reference citywide lighting regulations in BMC 12.14.240 for additional detailed regulations, are updated, exterior lighting practices should follow the recommendations of the Illuminating Engineering Society of North America (IES).~~
- b. Pedestrian-oriented areas, including walkways and paths, plazas, parking lots, and parking structures shall be illuminated to increase safety and provide clear views both to and within the site.
- c. All on-site and building-mounted lighting fixture design should be architecturally compatible with building design and with the character of the corridor.
- d. Unnecessary glare from unshielded or undiffused light sources should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light features within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.

2. Material and Color

- a. Color and finish of lighting metalwork should match that of other site furnishings, and/or of the building's metalwork or trim work.
- b. A chemically compatible UV-protectant clear coat over paint or powdercoat on metalwork is recommended for prevention of fading of dark or fugitive colors.
- c. Color of lighting source types: in pedestrian-intensive areas, warm white, energy efficient source types (with color temperatures specified as 2700 degrees Kelvin to 3200 degrees Kelvin) such as metal halide, induction lighting, compact fluorescent, and light-emitting diode (LED) are strongly encouraged.

3. Luminaire Types

- a. New area lighting fixtures should be of the cutoff type to prevent light from being emitted above a horizontal line relative to the point of light source.
- b. New fixtures should use a reflector and/or a refractor system for efficient distribution of light and reduction of glare.
- c. New fixtures should not cause glare or transmit it to upper stories of buildings. House-side shields and internal reflector caps should be used to block light from illuminating residential windows.
- d. Small decorative "glow" elements within a luminaire are permitted to emit a low amount of light above the horizontal.

4. Height

- a. For building-mounted lights, maximum mounting height should be approximately 12 feet above finished grade.
- b. For pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian-height fixture 12 to 14 feet in height from city-approved finished grade to light source should be used.
- c. Bollard mounted lighting and stair lighting are also recommended for low-level illumination of walkways and landscaped areas.
- d. Bollard illumination should be shielded or kept at a sufficiently low level to prevent glare impacts for passing motorists.
- e. In general, height of light sources should be kept low to maintain pedestrian scale and prevent spill light from impacting adjacent properties.

5. Uplighting

- a. Building façade uplighting, roof "wash" lighting, and landscape uplighting should be operated on timers that turn off illumination entirely after midnight nightly.
- b. Shielding and careful placement should be used to prevent spill light from being visible to pedestrians, motorists, and nearby residential dwelling windows.
- c. Adjacent to single-family homes, a combination of lower mounting height and luminaire shields should be used to protect residences from spill-light and glare.
- d. Illumination levels of façade uplighting, roof wash lighting and landscape uplighting should use lower brightness levels where the illuminated façades, roofs or landscaping face residential buildings, except across wider streets or boulevards with landscaped medians and street trees.

Amendment to recognize and reference update in citywide exterior lighting regulations.

G. SUSTAINABILITY

See also related sustainability guidelines under sections 12.64.404.C (Parking Guidelines - Sustainability) and 12.64.503.D (Architectural Elements – Sustainability Guidelines). In addition to the guidelines below, further requirements and guidelines are anticipated to be developed as part of the city's sustainability initiative.

1. Landscaping

- a. Shade trees should be planted to shade buildings' east and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.
- b. Water conservation through the use of drip irrigation, captured rainwater, or recycled wastewater systems for plant irrigation or other non-potable uses is strongly encouraged
- c. Plant selection and landscaping design that requires permanent irrigation systems should be avoided. Temporary irrigation systems for plant establishment are recommended.
- d. Plant and landscape materials should be selected from native species as well as non-native/non-invasive species that are well adapted to the climatic conditions of Bothell. They should be resistant to local parasites and plant diseases.
- e. All landscaped areas should be designed to allow aquifer filtration and minimize stormwater run-off utilizing bio-swales, filtration strips, and bio-retention ponds where appropriate.
- f. As part of new street construction or sidewalk improvements, landscaped areas within the street right-of-way should be designed to be functional stormwater treatment facilities where appropriate.

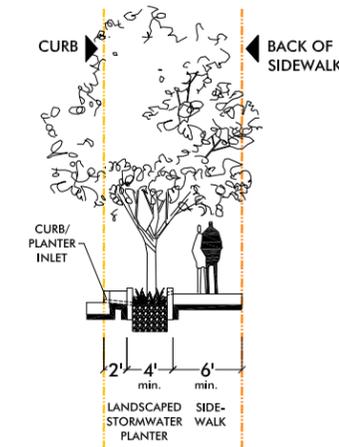


FIG. 12.64.306. G
EXAMPLE OF A RAIN
GARDEN CONFIGURATION
FOR URBAN LOCATIONS
WHERE SPACE IS LIMITED.

2. Paved Areas

The grading of all paved areas and adjacent non-paved areas, the selection of paving materials, and the design of drainage facilities should consider paving permeability and be configured to allow water run-off to percolate back into native soil to the degree possible. Utilize pervious pavement to the degree practical.

3. Street & Block Configuration

In order to maximize solar access, new blocks should be configured such that the primary axis and longest face of the block closely aligns to geographical east/west.

4. Materials

Local and recycled building materials should be used whenever possible.

5. Heat Island Reduction

In order to reduce heat island effects on local microclimate and habitat:

- a. Open grid pavement systems and/or paving materials with a Solar Reflective Index (SRI) of at least 29 are recommended.
- b. Maximize summer shading from tree canopy.
- c. Minimize surface parking by providing structured parking.

6. Site disturbance

Construction impact zones should be created to minimize site disturbances due to grading or other construction activity. Impact zones should be limited to within 40 feet of building perimeters, 10 feet of imperviously paved areas, 15 feet of curbed roadways, and 25 of permeable surfaces that require additional staging areas to limit compaction in the construction area.

12.64.400 PARKING REGULATIONS

This section contains general requirements and guidelines to ensure that parking throughout the downtown is convenient and accessible, accommodates all land uses, and reinforces the desired character of each District in the downtown. Following the Requirements, Parking Guidelines are provided to help direct the composition and style of parking elements to ensure that all new development in the Plan Area reinforces the vision for the downtown. New development should aim to embrace the design character set forth within these guidelines.

12.64.401 PARKING TYPES

A property's permitted parking types shall be as determined in section 12.64.100. District Requirements. For all parking types, parking shall be connected with the street by a driveway as stated under Access in Section 12.64.403.B and 12.64.404.A. Parking types are defined as follows (for detached single-family homes, only garages, car ports, and driveways shall be permitted):

A. SURFACE PARKING LOT - FRONT

A parking lot that is located between a building and the street.

B. SURFACE PARKING LOT - SIDE

A parking lot that is located in part or entirely along the side of a building, in a side yard, and fully or partially extends toward, but does not intrude into, the street setback area.

C. SURFACE PARKING LOT - REAR

A parking lot where a building(s) is located between the entire parking lot and the street. A rear parking lot does not extend beyond the rear wall of the primary building into any side yard setback, except where driveway access is provided. Rear parking lots should be screened from the street.

D. SURFACE PARKING LOT - EXPOSED

A parking lot that is located fully or partially behind a building facing a Primary Street and is exposed to a street on two or more sides.

E. PARKING STRUCTURE - EXPOSED

An above-ground parking structure that is fully or partially exposed to the street on the ground level.

F. PARKING STRUCTURE - WRAPPED: GROUND LEVEL

A parking structure where non-parking uses are integrated into the ground level of the building along the parcel's entire street frontage(s). The parking structure may be exposed to the street on upper levels.

G. PARKING STRUCTURE - WRAPPED: ALL LEVELS

An above-ground parking structure where non-parking uses are integrated into the building along the parcel's entire street frontage(s) on all levels of the building. The parking structure is totally hidden behind non-parking uses.

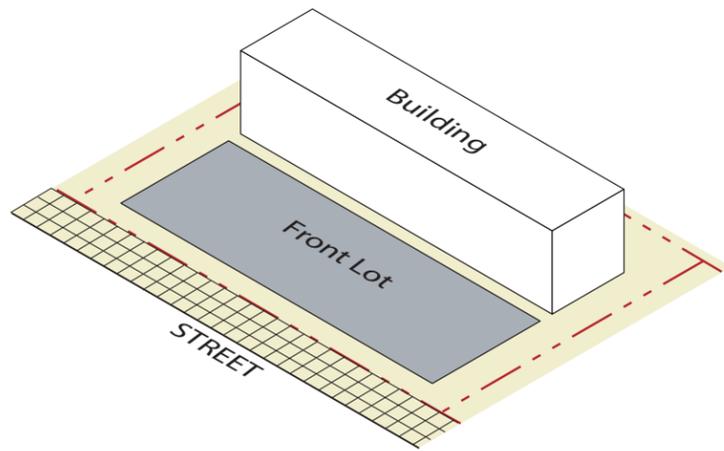
H. PARKING STRUCTURE - PARTIALLY SUBMERGED PODIUM

A parking structure built below the main building mass and partially submerged underground.

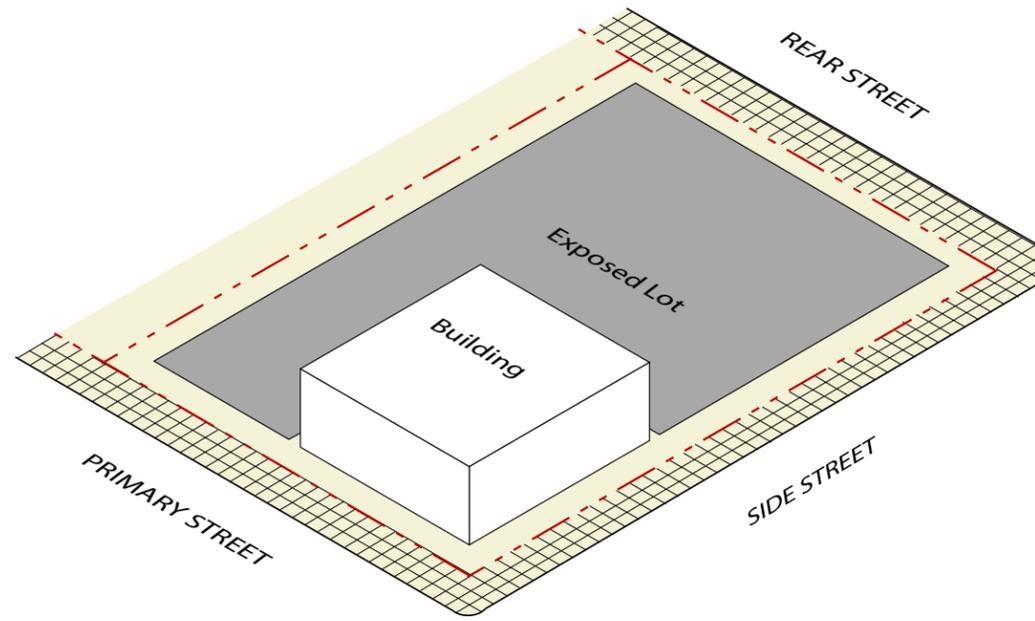
The parking podium may project above the sidewalk or finished grade by a maximum of five feet.

I. PARKING STRUCTURE - UNDERGROUND

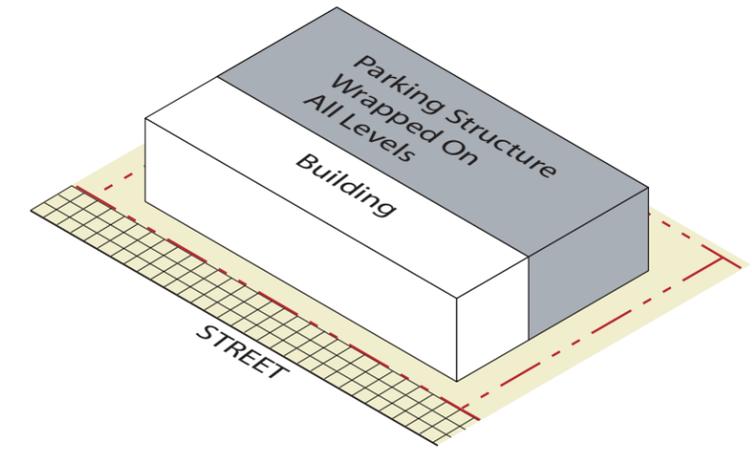
A parking structure that is fully submerged underground and is not visible from the street.



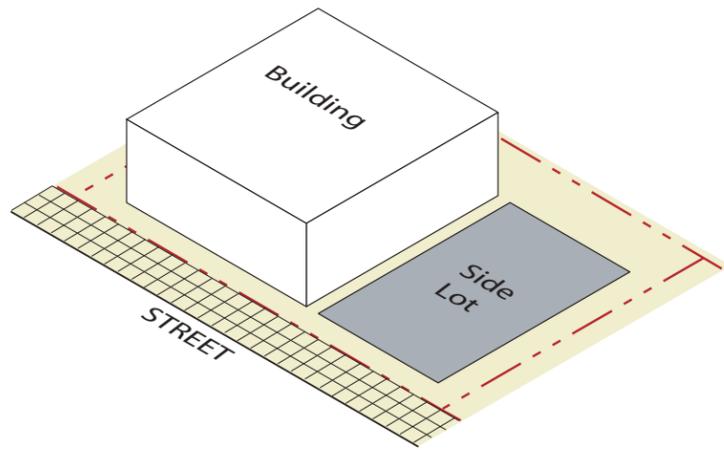
A. SURFACE PARKING LOT - FRONT



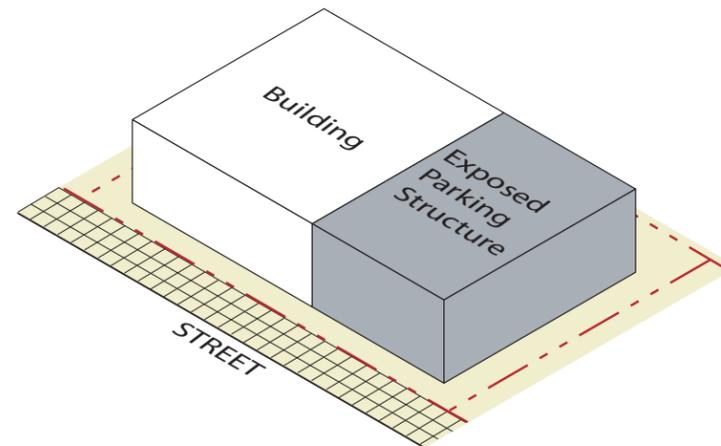
D. SURFACE PARKING LOT - EXPOSED



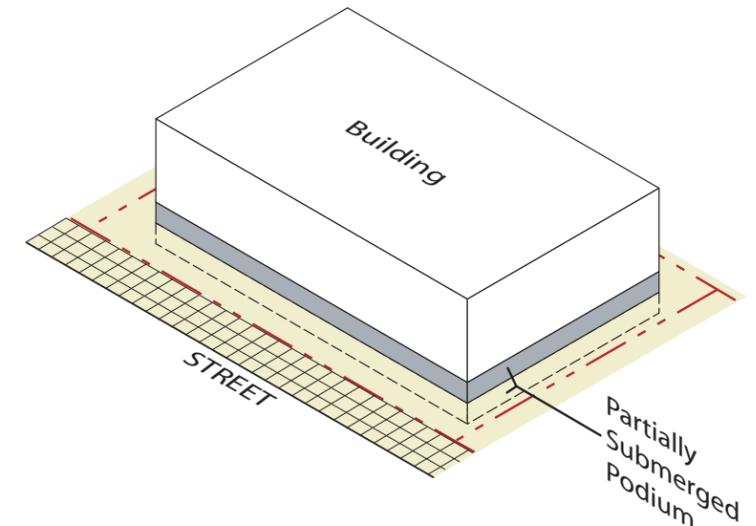
G. PARKING STRUCTURE - WRAPPED: ALL LEVELS



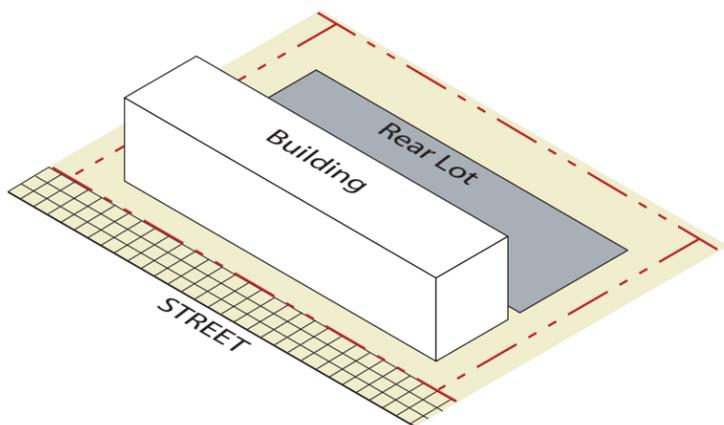
B. SURFACE PARKING LOT - SIDE



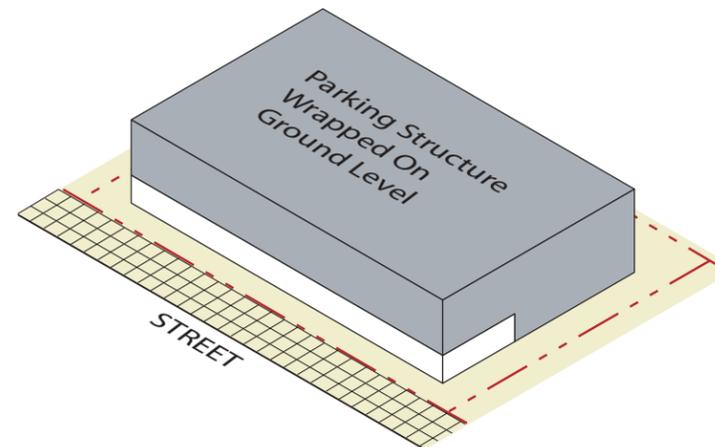
E. PARKING STRUCTURE - EXPOSED



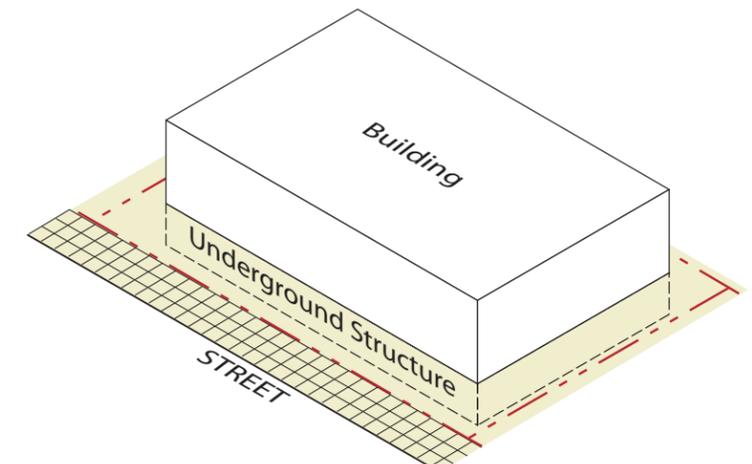
H. PARKING STRUCTURE - PARTIALLY SUBMERGED PODIUM



C. SURFACE PARKING LOT - REAR



F. PARKING STRUCTURE - WRAPPED: GROUND LEVEL



I. PARKING STRUCTURE - UNDERGROUND

12.64.402 PROVISION OF PARKING

A. The minimum parking provision for vehicles required by all new development and those proposing substantial modifications to existing buildings shall be as specified in section 12.64.100. District Requirements.

B. The maximum surface parking area permitted by all new development and those proposing substantial modifications to existing buildings shall not exceed that amount shown in section 12.64.100. District Requirements. Parking spaces exceeding the maximum permitted surface parking area provision may be provided in a parking structure, off-site, or as cash-in-lieu (see d. below).

C. New on-street parking spaces provided along a property’s frontage on new streets (see section 12.64.301 Street Requirements) may be counted toward the minimum parking requirement for commercial development on that property.

D. All or part of the parking requirement for most retail (as specified in the 12.64.402 Provision of Parking chart for each district in Section 12.64.100), civic and cultural, and office development may be satisfied through payment of in-lieu fees based on the current real cost of constructing a parking space in an exposed above-ground parking structure or in off-site locations as allowed in section 12.64.100. District Requirements

E. Reductions for shared use parking may be allowed for land uses as indicated in section 12.64.100. District Requirements and subject to the provisions of BMC 12.16.040 concerning shared parking.

e. The Director may allow alternate parking access location where adherence to the above regulations is demonstratively not feasible or where an alternate access point allows for other desirable outcomes, like preservation of historic buildings.

Amendment to allow flexibility, especially in situations where deviating from strict adherence to the regulations enables other desired outcomes.

12.64.403 GENERAL PARKING REQUIREMENTS

A. LOCATION

The required vehicular parking shall be provided on-site or as indicated in the 12.64.402 Provision of Parking chart for each district in Section 12.64.100.

B. ACCESS

1. Location
 - a. Access to parking facilities and loading areas shall be provided from alleys or adjacent parking lots wherever existing or new alleys are available.
 - b. If alleys are not available, access to parking facilities and loading areas shall be provided from side streets wherever side streets are available.
 - c. If neither alleys nor side streets are available, access to parking facilities and loading areas may be provided from front streets.
 - d. Access to parking facilities and/or loading areas shall not be located along SR 527 or along Main Street between SR 527 and Kaysner Way. Developers are required to provide a side street(s) and/or an alley to provide access to parking facilities and/or loading areas.
2. Curb Cuts and Driveways
 - a. When access to parking facilities and loading areas are provided from front or side streets, the maximum number of curb cuts associated with a single development, except for detached single-family homes, shall be one two-lane curb cut or two one-lane curb cuts.
 - b. The maximum width of driveways/curb cuts is 12 feet for a one-lane and 24 feet for a two-lane driveway.
 - c. The total width of parking access openings on the ground level of structured parking may not exceed 30 feet.
 - d. Driveways shall be set back a minimum of five feet from adjoining properties, and a minimum of three feet from adjacent buildings, unless adjoining property owners share a driveway.

C. PARKING LOTS

1. Parking lots built to the required building set back line must provide a decorative wall, fence, shrub, or hedge along the set back line to define the edge of the parking lot, in accordance with regulations for walls and fences in sections 12.64.305 and 306.
2. Parking lots shall be setback a minimum of five feet from the back-of-sidewalk. Setback shall have Type IV landscaping, as defined in BMC 12.18.040.
3. Parking lots shall be designed with convenient, safe, and efficient pedestrian connections to buildings entry areas and other pedestrian routes.
4. Parking lots shall be illuminated to increase safety and provide clear views both to and within the site. Lighting and planting plans shall be coordinated

to avoid light pole and tree conflicts. Until citywide lighting regulations are updated, parking lot lighting should follow the recommendations of the Illuminating Engineering Society of North America (IES).

5. Surface parking lots shall be buffered from adjacent development with landscaping, utilizing shrubs, hedges or trees constituting Type I or II landscaping per BMC 12.18.040.
6. In order to provide shade and add trees to the downtown, trees shall be planted in surface parking lots to subdivide continuous rows of parking stalls at a minimum spacing of one tree every five spaces.
 - a. Trees shall be located between the sides of angled or perpendicular parking stalls. Trees planted between two abutting head-to-head parking stalls do not satisfy the requirement.
 - b. Trees shall be planted in curbed landscape islands or in flush tree wells with tree guards.
7. Wheel stops shall be used adjacent to tree wells and planter areas to protect landscaping from car overhangs.
8. Lots shall provide clear pedestrian circulation routes to main building entrances and sidewalks. These routes shall be designed to include sidewalks and walkways with a minimum five foot width and be separated from vehicular areas by curbing and trees. Accessible car and van parking with signage and striping for access to the building shall be provided per the Americans with Disabilities Act (ADA).

D. PARKING STRUCTURES

Parking Structures shall be located and designed to minimize their impact on public streets and public spaces. See section 12.64.500 Architecture Regulations for additional requirements and guidelines regulating parking structures, parking podiums, and garages.

E. BICYCLE PARKING

1. Bicycle parking shall be provided for commercial land-uses at a ratio of one space per 5,000 square feet and for residences at a ratio of .5 space per bedroom. In mixed-used buildings, both requirements will apply to determine a total requirement. There is no reduction for “shared use” allowed. The required bicycle parking shall be provided in secure single-use lockers or limited access, lockable rooms.
2. The required secure bicycle parking shall be provided on-site or within 100 feet of the property.
3. Bicycle parking shall be designed in conjunction with pedestrian facilities and site furnishings.

12.64.404 PARKING GUIDELINES

A. ACCESS GUIDELINES

Exterior driveway surfaces should be paved with non-slip, attractive surfaces such as interlocking unit pavers or scored and colored concrete.

B. PARKING LOT GUIDELINES

1. Trees in parking areas should be large and have a high-branching, broad-headed form to create maximum shade.
2. Curbed planting areas should be provided at the end of each parking aisle to protect parked vehicles from turning movements of other vehicles.
3. Landscaping in parking lot interiors and at entries should not obstruct a driver’s clear sight lines to oncoming traffic.
4. The main pedestrian route from a parking lot to a building entrance should be easily recognizable, accessible, and demarcated by special paving or landscaping, such as a shaded promenade, trellis, or ornamental planting.

C. SUSTAINABILITY GUIDELINES

See also related sustainability guidelines under sections 12.64.306.G (Street and Open Space Guidelines - Sustainability) and 12.64.503.D (Architectural Elements – Sustainability Guidelines). In addition to the guidelines below, further requirements and guidelines are anticipated to be developed as part of the city’s sustainability initiative.

1. Parking lots should utilize permeable paving systems and bio-filtration swales wherever possible.
2. The size of surface parking lots should be minimized to reduce surface water runoff and minimize heat island effects.
3. Rooftop Gardens or other rainwater capture and recycling systems are encouraged on flat sections of parking structure roofs in order to facilitate storm-water management, as well as add visual interest to the structure.

D. BICYCLE PARKING GUIDELINES

In addition to required secure bicycle parking for tenants and employees, convenience bicycle parking should be provided for customers.

Amendment to address convenience bicycle parking, in addition to secure, long-term parking.



12.64.500 ARCHITECTURE REGULATIONS

The Architecture Regulations in this section are set forth to ensure that new and renovated buildings in the Subarea embody architectural characteristics that maintain the desired human scale, rhythm, and urban character appropriate for Downtown Bothell. The goal is to build on the best efforts of previous generations, while allowing for and encouraging creativity on the part of developers and designers. For renovations to Historic buildings, refer to Section 3) Downtown Conditions in Appendix A: Starting Point. The regulations in this section are organized according to the building elements described below and indicated in Fig.12.64.500 Architecture Regulations:

A. BUILDING MASS

Building Mass regulations are determined by District as shown in the Districts Regulations Charts and control the minimum required articulation of a building's height and length. For the purposes of this plan, a building's massing may be composed of the following elements:

1. Street Façade:

The plane of a façade that fronts upon a street, extending from the ground up to the street façade eave line (see Fig. 12.64.500.A).

2. Side Façade:

The plane of a façade that fronts upon a side yard or side property line, extending from the ground up to the side wall eave line. (see Fig. 12.64.500.A).

3. Rear Façade:

The plane of a façade that fronts upon a rear yard, rear property line, or alley, extending from the ground up to the rear wall eave line. (see Fig. 12.64.500.A).

4. River Façade

The plane of a façade that fronts upon the Sammamish River, extending from the ground up to the rear wall eave line. (see Fig. 12.64.500.A).

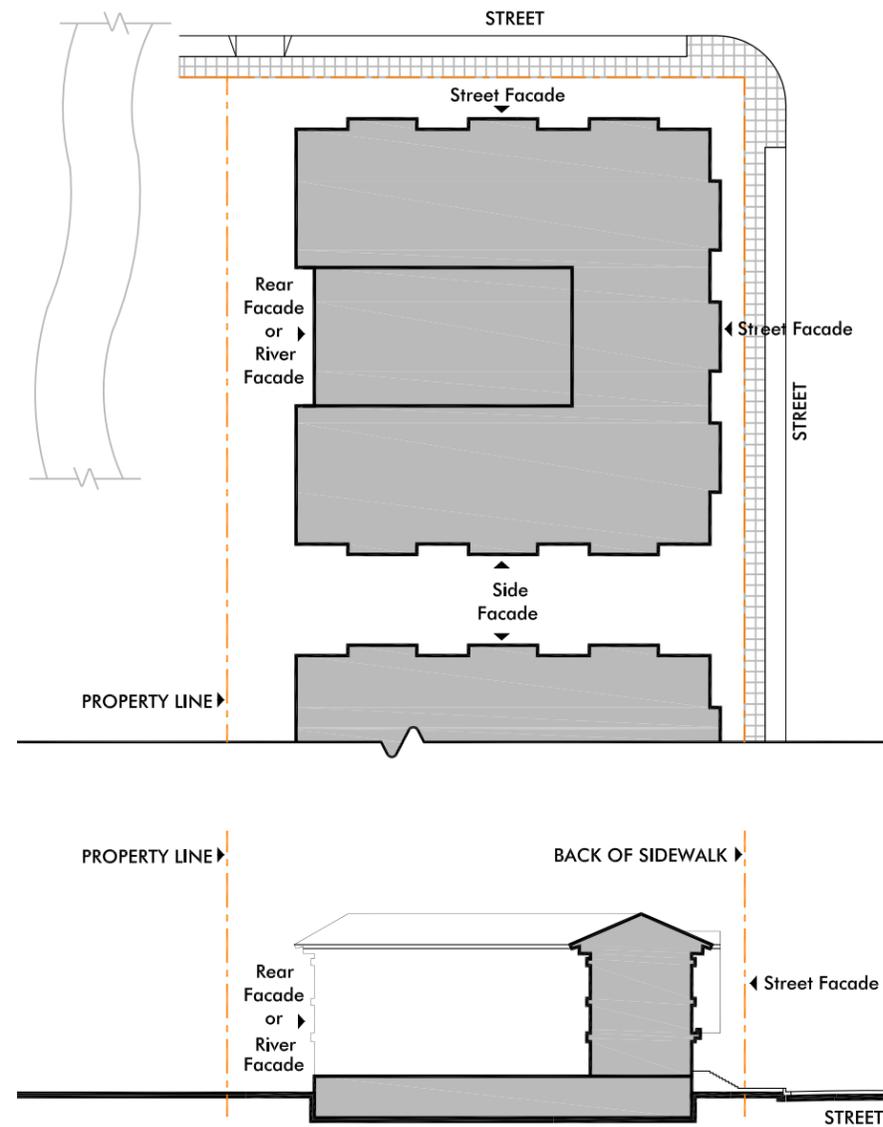


FIG.12.64.500.A BUILDING MASS

B. FAÇADE

1. Façade Composition

The relationship between individual elements of a façade as they relate to the façade's overall design, articulation, and organization.

2. Building Base

A base treatment is a horizontal articulation of the lower part of a building façade's design that serves to establish a human scale for pedestrian users and passers-by, and aesthetically "ties" a building to the ground.

3. Wall Cladding

The exposed materials of a façade that primary walls, base, wall accent, trim, and other articulation elements are made of or covered with.

4. Windows

Openings in a building façade that allow light and/or air into the building.

5. Entrances

Points of access into a building.

C. ROOF

The top surface that covers a building.

D. COLOR

The visible colors of building facades, roofs, or site elements.

E. SUSTAINABILITY

A development's (i.e. a building's and/or a site's) physical or design elements that improve its environmental performance, efficiency, and livability to "...meet the needs of the present without compromising the ability of future generations to meet their own needs." (quotation from the **Our Common Future**, World Commission on Environment and Development, United Nations 1987)

F. STYLE

A classification of a recognizable and historically established combination of architectural elements and compositional principles.

G. HISTORIC RESOURCES

Regulations to preserve and enhance the historic character and architectural heritage of Downtown Bothell and therefore the overall community character.

12.64.501 BUILDING HEIGHT MASSING REGULATIONS

The objective of this section is to ensure that all new or renovated downtown buildings have a well-formed “base” and “top.” A building base provides form and definition to the pedestrian-scale public room of its adjacent downtown street spaces. A building’s top or cap contributes to a distinctive skyline and overall massing of the downtown, whether seen immediately looking up from the street below or at a distance from another part of the city. The requirements that follow outline minimal measures to compose the vertical mass of building façades. The application of architectural elements and architectural style such as (but not limited to) those respectively outlined in Section 12.64.503 Architectural Elements, 12.64.504 Architectural Styles, and 12.64.505 Historic Resources Guidelines are strongly recommended to create well-integrated and attractive architecture.

A. STREET & RIVER FAÇADE HEIGHT MASSING ELEMENTS

1. Base Element:

As conceptually depicted in the accompanying diagram, a horizontal articulation of street and river façades shall be applied within the first floor (or in the case of buildings above four stories, optionally within the second floor as well), to form a horizontal “base” of the façade at the building scale. A secondary lower base treatment shall be provided at the pedestrian scale (i.e. within the height of the ground floor, relating to the height of the human body). These treatments strongly define the pedestrian-scale space of the street or riverfront and shall be well-integrated into the overall façade composition. See Section 12.64.503A.2 Building Base for additional guidelines outlining recommended Building Base design.

2. Top Element:

A substantial horizontal articulation of street and river façades shall be applied at the top of the uppermost floor of the façade, to result in a termination of the façade that provides an attractive façade skyline and a completion of the upper façade composition. This “cap” shall be architecturally integrated with any sloping roof volume (if used) that occurs above the eave line.

B. SIDE AND REAR FAÇADE HEIGHT MASSING ELEMENTS

1. Full Requirements

Requirements for Side and Rear Façades are the same as those for Street Façades in the following cases:

- Where building wall to building wall clearance is more than 10 feet.
- Where a side or rear yard of greater than five feet exists and the adjacent property has no building volume providing horizontal obstruction.
- Where the side or rear wall faces upon a public open space or active open space such as a plaza or courtyard.

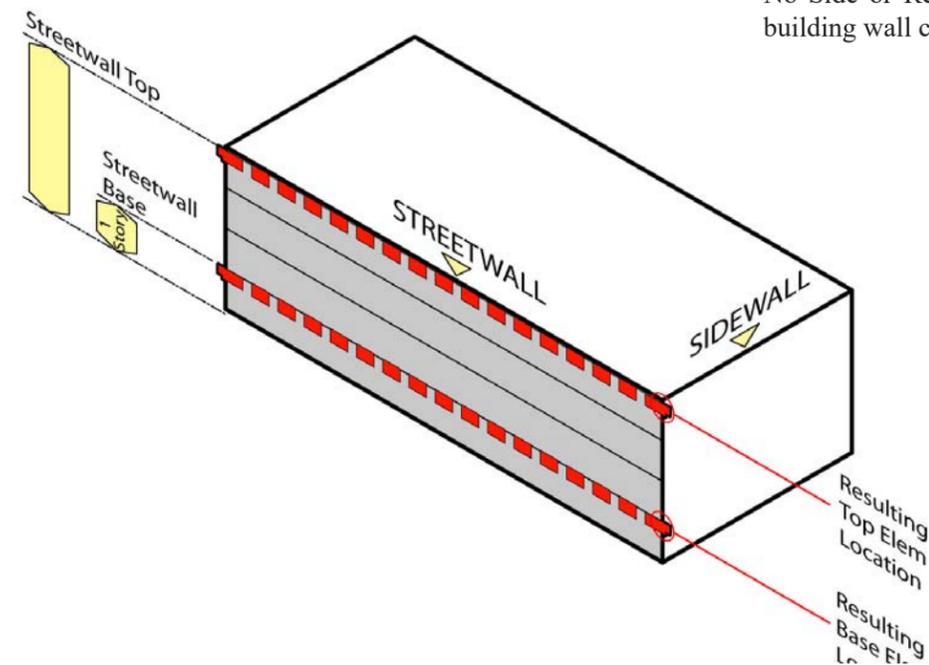
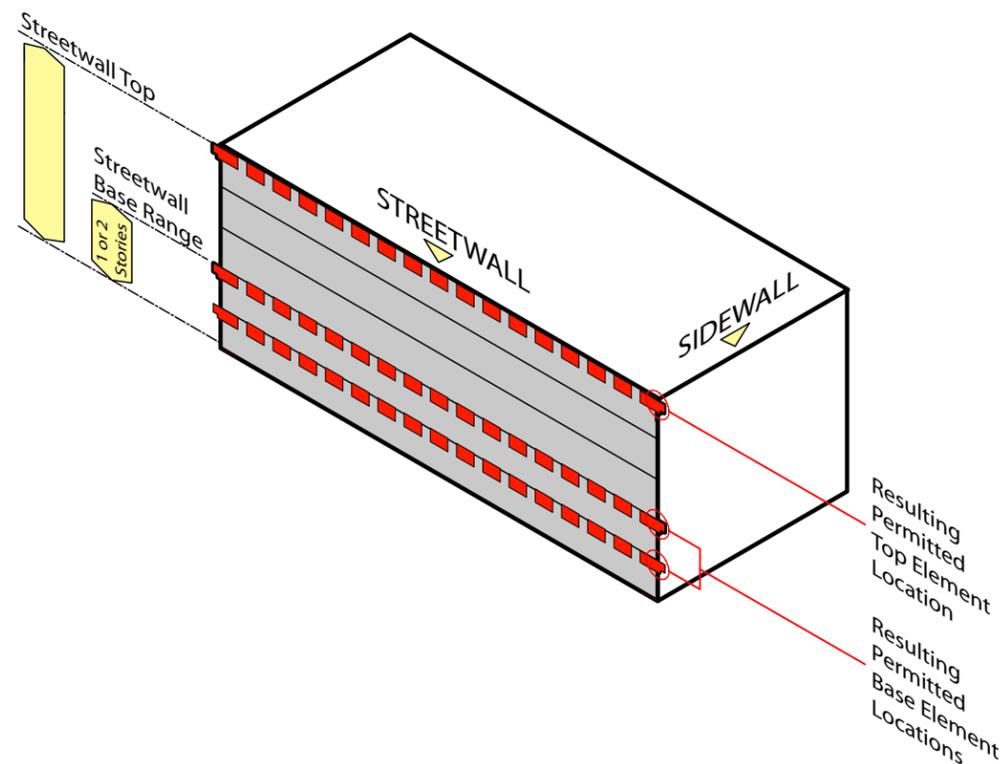
2. Flush Treatments Permitted

The minimum requirement for Height Massing Elements may be satisfied by flush wall height massing treatments where building wall to building wall clearance is more than five feet and no greater than 10 feet. Flush wall height massing treatments shall consist of one or more of the following elements which match vertical increments used on the street or river façade(s) of the building:

- Integral color change between increment of base and portion of wall above, and/or between increment of top element and portion of wall below.
- Horizontal score lines matching top, bottom, and/or other lines of street façade horizontal articulation.
- Horizontal façade recess(es) matching top, bottom, and/or other lines of street façade massing elements.

3. No Requirements

No Side or Rear Façade Height Massing is required where building wall to building wall clearance is five feet or smaller.



C. HEIGHT MASSING ELEMENT GUIDELINES

The following are examples of top element types that may be used to satisfy the required street façade height massing requirement:

Note: Fabric awnings are not counted towards a required height massing element.

1. Cornice

A Cornice may be applied as the top of street façade or a building base as a built-up material articulation that steps forward from the façade plane into the right-of-way or required setback. This step provides a significant opportunity for shadow lines and façade delineation; to this end, a minimum of three cornice “steps” or layers should be used. This element can be used on a façade independently or can be located atop a series of pilasters which are placed at regular intervals (usually to dictate bay width).

2. Canopy

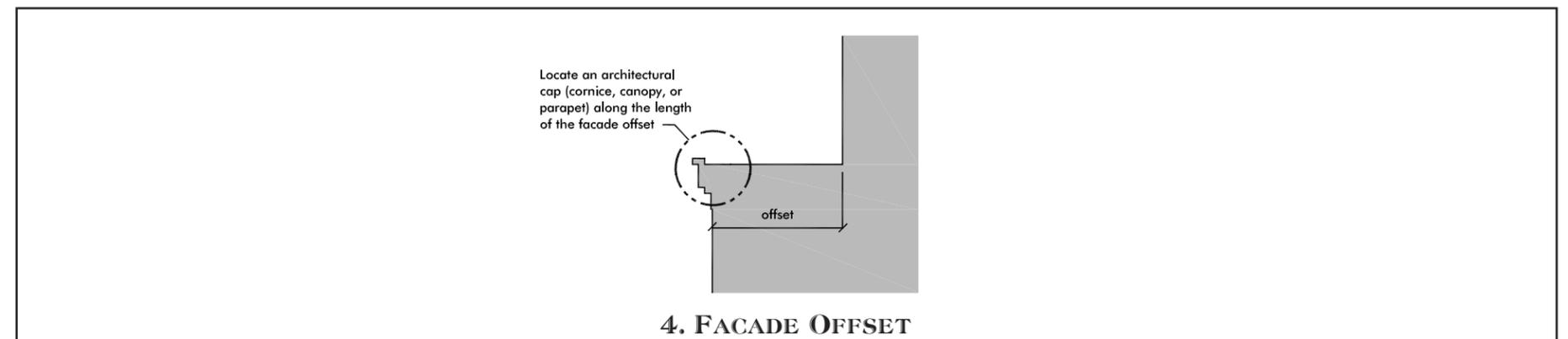
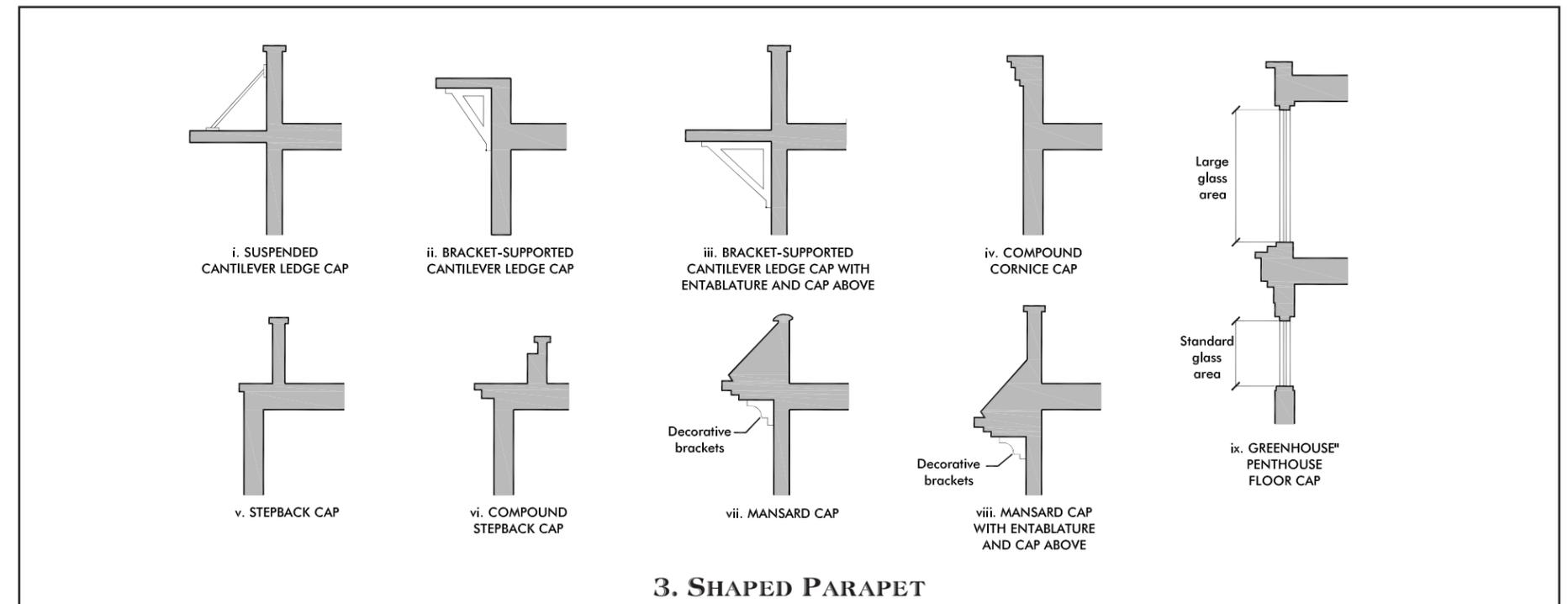
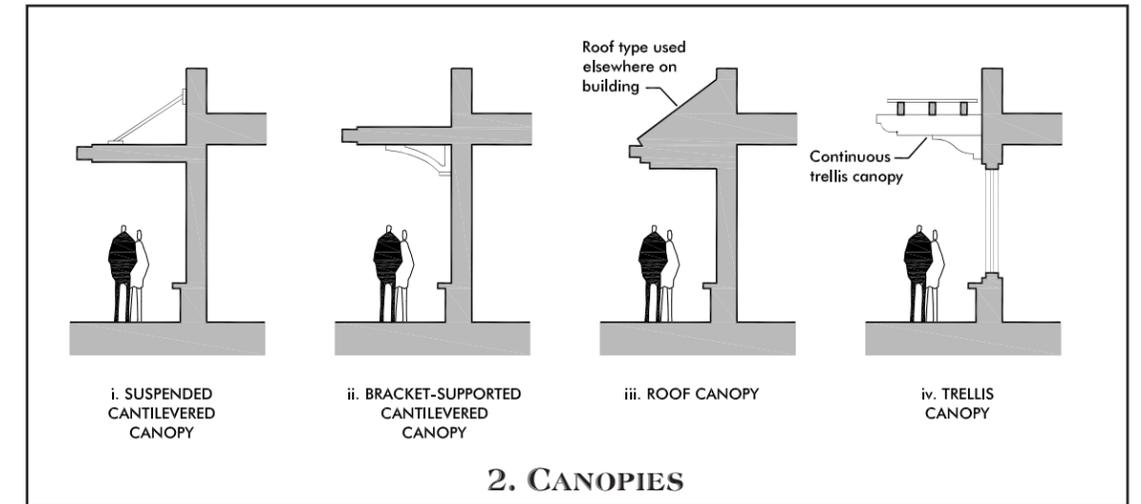
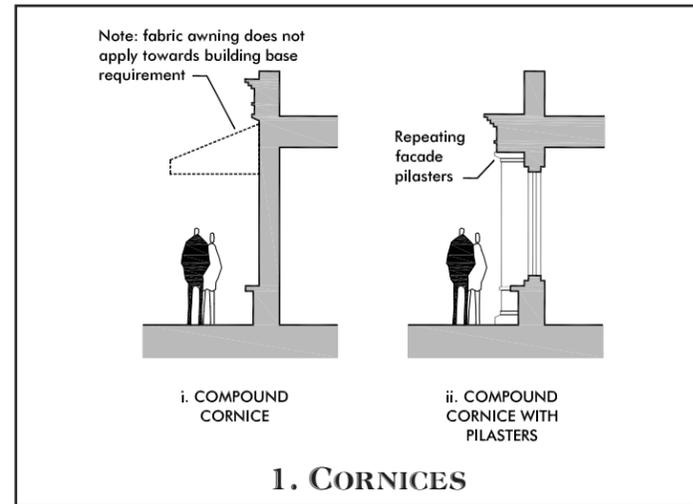
A Canopy element serves as an intermediate or final height massing element or “lid” at a ground floor façade, or as a street façade cap. Its purpose is to provide shade or cover for pedestrians or sidewalk dining and/or to establish a strong horizontal massing element and “shadowline” in the façade. It can be a continuous horizontal element, a series of repeated elements (typically above shopfront windows), or a single “feature” element occurring at a structure’s main or secondary entrance. A Canopy and its related building components should be constructed of an accent building material (such as metal, tempered glass, or roof material used elsewhere on building) that is compatible with the primary building material.

3. Shaped Parapet

A Shaped Parapet is the freestanding upper extension of the street façade extending above the point where the roof intersects behind it. A Shaped Parapet provides visual completion to the top of a building façade and develops a distinct and recognizable skyline for the building. The form of a Shaped Parapet may be unrelated to the roof form behind it. In many cases, the form of a shaped parapet has traditionally been symmetrical. Generally, Shaped Parapets and their related components should be constructed of the primary wall cladding (such as brick, stone, or stucco) or an accent building material (such as wood or metal) that is compatible with the façade composition.

4. Façade Offset

A Façade Offset is a horizontal plane break where a portion of the façade steps back a sufficient distance in order to break the building into smaller volumes. Generally, a Façade Offset (recess line) applies a Cornice, Canopy, or Shaped Parapet along the edge of the offset to add visual interest and appropriately define the resulting building volume. Use of this element satisfies 12.64.203 Special Height Regulations.



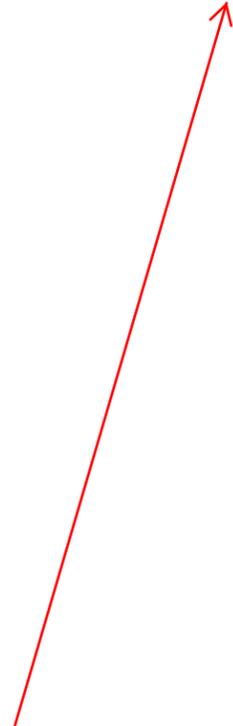
12.64.502 BUILDING LENGTH MASSING REGULATIONS

The objective of this section is to provide minimal requirements to ensure that the length of any new or renovated building façade in the downtown is in keeping with the historic scale of downtown façades (see Fig. 1.11 and 1.12 in Community Vision and Fig. A.3, A.6 and A.21 in Appendix A for examples of downtown’s historic scale). The requirements that follow outline minimal measures to compose the horizontal mass of building façades. Further building articulation as outlined in section 12.64.503 Architectural Elements is strongly recommended to create well integrated and attractive architecture.

A. STREET & RIVER FAÇADE LENGTH MASSING INCREMENT

The maximum Street and River Façade Length massing increment shall be as shown in section 12.64.100 District Requirements. ~~When a notch or pilaster/pier is used for the massing element, measurement of the horizontal increment shall be from centerline to centerline of elements.~~

Illustration on this page eliminated and illustrations on the subsequent page simplified for greater clarity.

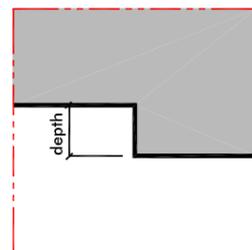
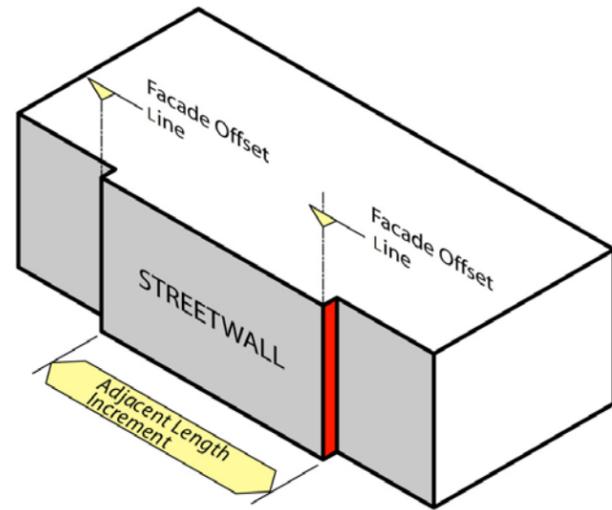


B. LENGTH MASSING ELEMENTS REQUIREMENTS

The following are permitted Length Massing Element types. All permitted element types may be used either alone or in combination with any other permitted element type to satisfy the Street façade Length Increment requirement.

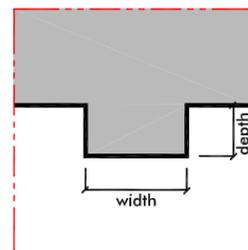
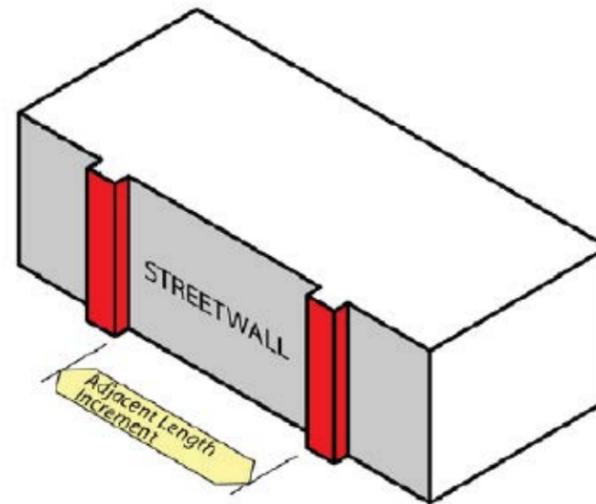
1. Façade Offset

Street façade or Shopfront: The horizontal depth of a façade offset shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. (see diagram)



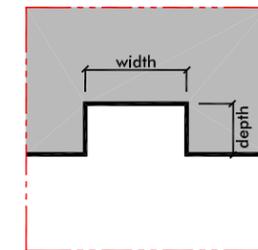
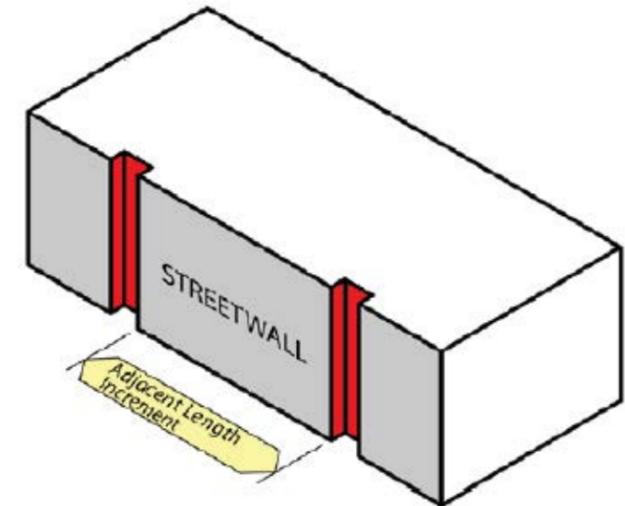
2. Pilaster/Pier

Shopfront only: The horizontal width of a protruding pilaster or pier shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. The setback of wall surface from the face of the pilaster or pier shall be a minimum of 1/4 of the pier width (see diagram). Pilasters/Piers shall not protrude into the public right-of-way.



3. Notch

Street façade or Shopfront: The width of a façade notch shall be a minimum of five percent of the width of the largest adjacent horizontal façade segment. The depth of the notch shall be at least 1/4 of the notch width (see diagram).



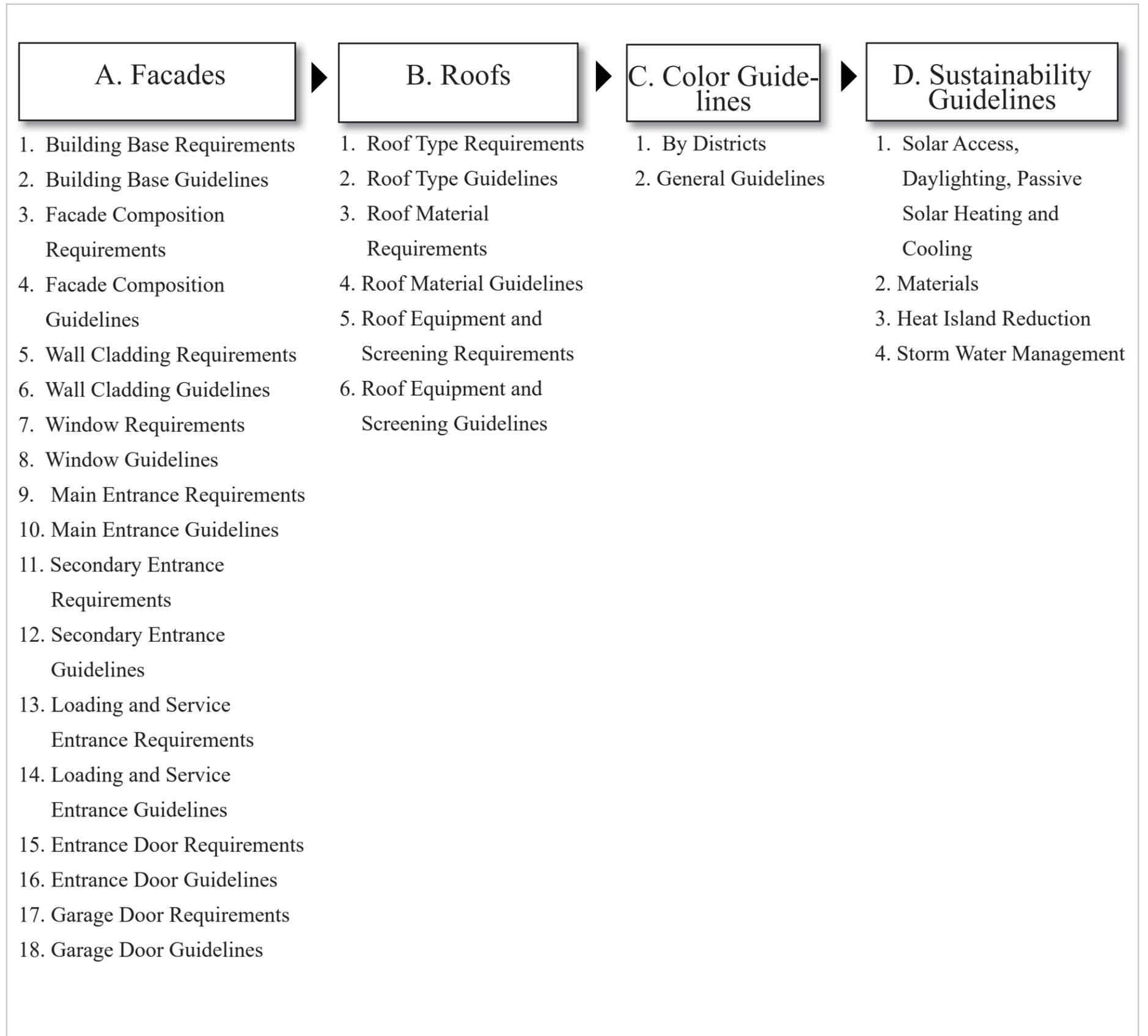
12.64.503 ARCHITECTURAL ELEMENTS REGULATIONS

This section contains architectural requirements and guidelines to guide the design of architectural elements used within new buildings in the Plan Area. In accordance with the Site Development Regulations set forth in Section 12.64.200, the following regulations and suggestions will ensure that new buildings maintain the quality and character of Bothell while providing ample opportunities for creativity and choice.

Buildings located within the Downtown Special Review Area shall separately comply with the Historic Resources Guidelines. Requirements and guidelines regulating architectural elements are identified as they apply to a particular building type, such as Residential, and noted accordingly.

In addition to the following architectural guidelines, application of sustainable or “Green Building” guidelines, such as those found in the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ (<http://www.usgbc.org>) and the National Association of Homebuilders Model Green Home Building Guidelines (<http://www.nahbrc.org/greenguidelines>) and future City of Bothell “green building” ordinances and guidelines as they become available are strongly encouraged.

Note: The guidelines within this document also apply to freestanding parking structures, whether serving municipal, commercial or residential uses.



A. Facades



Overall wall composition for Street façades should contain at least 20%, but no more than 60% glazing (not including parapet height) in order to provide daylighting into tenant space. Overall wall composition for Side and Rear walls does not have a minimum glazing requirement.

1. Building Base Requirements

See Sections 12.64.500 and 12.64.501 for required Building Base regulations. There are no additional Building Base requirements.

2. Building Base Guidelines

The guidelines outlined below are intended to supplement and provide additional direction for the Street façade Base requirements set forth in Section 12.64.501 Building Height Massing Regulations, as described in the Base Element subsection of Street Façade Height Massing Elements (or as specified within Downtown Special Review Area requirements).

- a. Base treatments on additions and accessory buildings should be carried over from the primary building.
- b. A base treatment should occur at both of the following scales on commercial buildings:
 - i. At the scale of the pedestrian (i.e. within the ground floor portion of the façade), a base treatment should be created at a height between nine inches and six feet.
 - ii. At the scale of the building, the façade of the entire ground floor (or up to the second floor, depending on the height of the building) should be designed to read as a base that “anchors” the building (i.e., the portion of the façade above) to the ground.
- c. At nonresidential buildings, the building base should be created by any one or combination of the following treatments:

- i. A horizontal projection (or visible thickening) of the wall surface, which may be accompanied by a change of material and/or color; this may be an exterior version of a “wainscot.”
 - ii. A “heavier” design treatment, such as a darker color and/or stronger, more permanent material, for the base portion of the façade than for the portions above.
 - iii. A horizontal architectural line or feature at or below the top of the first story, such as a belt course or secondary cornice (related to or repeating the pattern of an upper cornice) separating the first two floors.
 - iv. A ground level arcade with columns may be used, except within the Downtown Special Review Area. Column spacing should be regular and related to the structural bay of the building.
- d. At residential buildings, a building base may be created by any one or combination of the following treatments:
- i. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back.
 - ii. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a heavier or more permanent material) than portions of the building above.
 - iii. A horizontal architectural feature at or below the top of the first story, such as an intermediate cornice line or protruding horizontal band.
- e. Parking Podiums: Where parking podiums are part of the design of a residential development, they should be designed as the building’s base or part of the building’s base, with wall textures, colors, and dimensional modules that are coordinated with the architecture of the residential portion of the building above. Materials, detailing and design elements should be used to break up a monotonous façade.

3. Façade Composition Requirements

- a. Façade projections shall be as permitted within Section 12.64.207 Front Yard Setback.
- b. Balcony and porch walls shall not be made of a solid material and shall have a minimum of 20% transparency distributed evenly throughout the railing.
- ~~e. Sloped roof canopies shall not be used in the Downtown Core and Downtown Neighborhood Districts.~~

4. Façade Composition Guidelines

- a. Façade massing elements should be located and arranged according to the building’s architectural style and respond to its site.

- i. Buildings should be “four-sided”, meaning that all façades including side and rear façades should be considered visible (unless facing “blind” onto an adjacent party wall) and should be treated with an architectural façade composition.
 - ii. Distinctive building elements such as, for example, a corner tower are encouraged to accent terminating views within the Plan Area. The exception will be within the Downtown Special Review Area, where “sameness, symmetry and balance” will be encouraged (see the Historic Resources Guidelines section).
 - iii. Covered outdoor spaces such as arcades and galleries are encouraged to protect pedestrians from summer heat and winter rain, except within the Downtown Special Review Area surrounding Main Street.
- b. Façade Wall Composition.
- i. Unifying architectural approaches should be used to lay out a window pattern across a façade, such as aligning windows by using common sill or header lines.
 - ii. At attached residential dwellings, façades of attached residences within the same project should be distinct and even different, but also should maintain unifying compositional elements such as a common window header or sill line, and/or aligned vertical centerlines of windows and doors between upper and lower floors.
 - iii. Horizontal ornament such as awnings or belt courses, string courses or cornice lines should be carried across adjacent façades to unify various building masses and convey the sense of a consistent building wall. In the Downtown Special Review Area, such features should be made compatible among neighboring buildings in alignment and character to the degree possible.
- c. Façade Additive Elements.
- i. Window Bay Projections are encouraged at upper stories as they create architectural interest and a regional architectural context, except within the Downtown Special Review Area. They also serve to increase usable internal floor space for upper story tenants.
 - (A) Window Bay Projections may be used on second and higher stories if the overall projection and encroachment into the required setback conforms to the regulations established in Section 12.64.207 Front Yard Setback.
 - (B) Window Bay Projections may be considered a “primary wall material” or an “accent wall material” and conform to the Wall Cladding guidelines below.

Amendment to eliminate unnecessary requirement. Sloped roof canopies in the Downtown Special Review Area are already discouraged. We have allowed sloped roof canopies on Six Oaks as part of their "entry tower" element and encouraged them on Boulevard Place's elevator headhouse to address height issues.

A. Facades - Continued

- ii. Permitted alcoves and balconies are encouraged at upper stories to create architectural interest, a regional architectural context, and to provide outdoor spaces for upper story tenants – except within the Downtown Special Review Area.
- iii. Storefront Awnings and canopies: Colored fabric mounted awnings supported by a metal structural frame are recommended. See section 12.64.501 for illustrations. The form of storefront awnings should not dominate or obscure the storefront or façade – i.e., a straight sloping profile is recommended and a bulbous quarter-round profile is strongly discouraged. Internally illuminated fabric awnings should not be used. For a sequence of storefronts or windows, a sequence of discrete awnings or canopies for each storefront or building bay should be used, rather than one continuous run-on awning. Awnings should not cover up intermediate piers, pilasters, or other vertical architectural features.
- iv. Trellises, Marquees and Architectural Canopies: Materials, colors, and form should be derived from the building architecture, e.g. a trellis painted the same color as a building’s trim scheme is appropriate.
- v. Ornamental wall-mounted outdoor lighting (sconces) may be used to accent entries, mark a sequence of repeating pilasters, or serve as a “centerpiece” for a façade panel. Style and material should be consistent with that of the building.
- vi. Protrusions such as balconies and porches may be used on second and higher stories if the overall projection and encroachment into the public right-of-way and/or required setbacks conforms to the regulations established in Section 12.64.207 Front Yard Setback, except within the Downtown Special Review Area. Protrusions of this type should extend no greater than two feet from the face of the building. Alcoves used in conjunction with these elements increases the usability of this element, while providing shadow and visual interest to the façade composition.
- vii. Barrier railings of balconies that project from the wall surface of the building should use a visually open design made of pickets or bars rather than solid wall panels.
- viii. Balconies or alcoves that are recessed into the building façade may use a curb wall with open railing at top.
- ix. Balconies and porches should be constructed of materials and proportions related to the overall façade composition. A contrasting material to the wall surface should be used.

5. Wall Cladding Requirements

There are no Wall Cladding requirements (see guidelines).

6. Wall Cladding Guidelines

- a. Descriptive Definitions and usage recommendations:
 - i. **Brick:** Red brick is the characteristic brick color in Bothell and its region, although yellows and tans are occasionally used as well. Full size brick is preferable to thin veneer brick. When used, brick veneers should be mortared to give the appearance of full-depth brick. Detailing should avoid the exposure of sides of veneer tiles; wrap-around corner and bullnose pieces should be used to further minimize the appearance of veneer. Brick wall cladding is frequently complemented by light-colored (white, off-white, light gray) accent materials such as limestone, glazed terra cotta tile, precast concrete, and/or glass fiber reinforced concrete (GFRC). Accent materials are typically used at window and door frames, wall bases, cornices, and as decorative elements. Other accent materials such as granite, river rock or colored glazed terra cotta are also occasionally used.
 - ii. **Ceramic tile:** Glazed and unglazed tile should be limited in use to a façade cladding or decorative wall accent material. Simple color palettes and design motifs should be used.
 - iii. **Fiber-Cement or Cementitious Siding:** An exterior siding product available in planks, panels and shingles and composed of portland cement, ground sand, cellulose fiber and sometimes clay, mixed with water and cured in an autoclave. They may be an acceptable substitute for wood siding when used in the formats described below under “Wood” (except in the Downtown Special Review Area). Extra care and training must be taken to ensure proper installation, proper tools are used for cutting, and non-rusting hardware is used for fastening. Earlier generation wood siding substitute products such as hardboard, oriented-strand board and asbestos board should not be used.
 - iv. **Fiber-reinforced plastics (FRP), cast glass fiber composites (“fiberglass”):** These materials are often used in molded reproductions of carved wooden or cast metal architectural ornamentation such as architectural columns, capitals and bases, cornices, and other trim. They may be used if their appearance closely approximates the type of painted wood element they are simulating, and are coordinated in color and composition with the selected architectural style. They should only be used at locations above the reach of pedestrians.
 - v. **Profile, Corrugated, and Other Sheet, Rolled and Extruded Metal Surfaces:** Where used, sheet metal should be detailed with adequate thickness to resist dents and impacts, and should have trim elements to protect edges.

- vi. **Stone (including river stone), stone veneers, cast stone, terra cotta, precast concrete, glass fiber reinforced concrete (GFRC):** As well as wall cladding, these materials should be used as a wall base or wainscot materials and for copings, trim, and special decorative elements. Riverstone should not be used in the Downtown Special Review Area. Improperly simulated or contradictory finishes (i.e. use of panelized concrete to simulate a riverstone wall appearance with visible straight-line joints cutting across individual stones) should not be used.
- vii. **Stucco or EIFS (Exterior Insulating and Finish Systems):** Stucco or EIFS materials are not recommended for Downtown Special Review Area buildings. For other locations, close attention should be paid to detail and trim elements for a high quality installation; for EIFS, high-density versions should be specified at ground floor level to resist impacts. Very stylized or highly textured surfaces are strongly discouraged. Joint patterns should be architecturally coordinated with overall façade composition. Ground floor level window and door trim elements should not be made from stucco, cement plaster or EIFS; they should instead be made of wood, metal, precast concrete or other contrasting durable materials.
- viii. **Wood:** Horizontal sidings such as clapboard and tongue-in-groove; vertical siding such as board and batten; and other horizontal sidings such as smaller wood shingles may be suitable. The larger, more rustic styles of shakes should not be used. Trim elements should be used for all wood siding types. Timber detailing and exposed bracing may be appropriate. “T1-11” plywood panel siding is not recommended unless detailed with additional trim to emulate a board and batten style and must be of a smooth grade to avoid a rustic, textured appearance.
- ix. **Precast Concrete:** The location and spacing of panel and expansion joints should be incorporated into the façade composition. Castings should be shaped to form architectural profiles that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale. Cement type, mineral pigments, special aggregates and surface textures may be exploited in precast concrete to achieve architectural texture and variety.
- x. **Poured-in-Place Concrete:** Long surfaces of uninterrupted flat concrete walls should not be used. The use of textured form liners, pigments, stains, and/or special aggregates should be used to create visually interesting surfaces. At a minimum, the design of exposed concrete walls should incorporate the location and spacing of formwork tie-holes, expansion joints and control joints into the façade composition. To the degree possible, formwork should shape architectural profiles of walls that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale.

A. Facades - Continued

Concrete walls may also be clad with other finish materials such as stucco and patterned to match other building walls. The architectural treatment of poured concrete that is used as a building architectural base should be extended to concrete used elsewhere in the project for sitework material.

- xi. Concrete Block: Where concrete blocks are used, creativity in selecting block sizes, surface textures, stacking/bonding patterns, and block and grout colors should be used. In the case of a building base, façade composition should be coordinated with the architecture of primary building walls above. To avoid an institutional (i.e. “project” or “prison”) appearance, a plain stack-bond block pattern of standard size blocks should not be used. Decorative treatments such as alternating block courses of differing heights, contrasting grout colors, alternating surface textures (e.g. precision face and split face) and/or compositions of colored blocks should be used, along with matching cap and trim pieces.
- b. General Guidelines:
 - i. Materials used should be appropriate to the architectural style and building type. Authentic materials and methods of construction should be used to the degree possible. Where simulated cladding materials (e.g. artificial stone to substitute for real stone, or painted fiber reinforced plastics to substitute for painted wood) are used for reasons of economy, they should be durable and closely match proportions, surface finishes, and colors of original materials.
 - ii. Wall cladding materials on additions and accessory buildings should be carried over from the primary building where possible. For historic buildings, please refer to the specific requirements and guidelines for historic buildings.
 - iii. If the building massing and pattern of windows and doors is complex, a simple palette of wall materials, textures and/or colors should be used. If the building volume and the pattern of wall openings are simple, additional wall materials, textures and articulation may be utilized.
 - iv. For individual buildings or portions of buildings intended to appear as individual buildings, materials used as primary cladding should be limited in number – one or two maximum in most cases.
 - v. Grout and sealant colors should be coordinated with colors of abutting materials as well as other building colors.
 - vi. An anti-graffiti coating should be applied at the ground floor level and wherever exposed façade surfaces may be accessible from upper floors through wall openings. A clear matte finish is generally recommended for such coatings.

vii. Primary Commercial Building Wall Materials:

- (A) Brick: Red, tan and yellow brick colors are appropriate.
- (B) Wood: Horizontal sidings such as clapboard and tongue-in-groove may be used. Shingles and shakes should not be used. Heavy timber detailing and exposed bracing may be used where appropriate to the style.
- (C) Fiber-Cement or Cementitious Siding: Planks are an acceptable substitute for wood siding when used in the formats described above under “Wood.” To match the precedents of real wood siding in the area the spacing of siding should not exceed 8”.
- (D) Profile and Other Sheet, Rolled and Extruded Metal: As wall cladding, these wall systems should be used as a secondary or accent material. A high quality, durable, fade-resistant coating system or paint such as Kynar, Tnemec, etc. is recommended.
- (E) Stucco or EIFS: Stucco or EIFS materials should not be used in the Downtown Special Review Area. For other locations, stucco and EIFS finishes are acceptable finishes for upper stories only at street exposures on commercial buildings. They may not be used at storefronts. They may be used at ground floor portions of rear or side service and parking exposures, however the ground floor street façade cladding materials should continue to be used as a building base and accent material.

viii. Primary Residential Building Wall Materials:

- (A) Brick: Red, tan, and yellow brick colors are appropriate.
 - (B) Stone, stone veneers, cast stone, terra cotta, precast concrete, glass fiber reinforced concrete (GFRC): may be used as a wall cladding material, when detailed appropriately for residential character.
 - (C) Stucco or EIFS: Stucco or EIFS materials are not recommended for the Downtown Special Review Area. For other locations, stucco or EIFS finishes may be used only as a secondary material when combined with a contrasting primary cladding material such as wood siding or shingles, brick, or stone.
 - (D) Wood: Wood should be widely used. Timber detailing and exposed bracing may be used where appropriate to the style.
- ix. Wall Accent Materials: are recommended to add interest and variety, for example, at architectural elements such as cornices and on portions of buildings or walls. Materials recommended for use as accents include brick, wood, stone, Fiber Reinforced Plastic, ceramic tile as listed above, in keeping with the architectural style of the building.

- x. Building Base, Parking Podium or Above Ground Parking Structure Materials: may be clad, built with materials that extend down from portions of the building above, or built with contrasting materials of a more substantial character. Visible façades of Parking Structures, if not clad, should display quality materials of a substantial character that are complementary to surrounding architecture such as **Precast Concrete, Poured-in-Place Concrete, and Concrete Block.**

7. Window Requirements

- a. Curtain-wall window walls shall not be used in the plan area except when used as ground floor entry glazing or as “penthouse” glazing at top floor of a 4 story or higher building.
- b. Depth of glazing: Window frames shall not be flush with walls. Glass shall be inset a minimum of three inches from the surface of the exterior wall to add relief to the wall surface. Window surround thickness and sills shall not count toward this recess dimension.

8. Window Guidelines

Windows should be designed to be in keeping with the character and the architectural style of the building. Windows throughout a building’s façades should be related in design, operating type, proportions, and trim. They should be used as architectural elements that add relief to the façade and wall surface.

- a. Form:
 - i. Window openings, operating types (single-hung, casement, etc.) and proportions of window frames and members should be designed in accordance with the building’s architectural style.
 - ii. Where greater privacy is desired for ground floor restaurants or professional services, large storefront windows should be divided into smaller units or panes. An “industrial sash” type of multi-pane window may be used where appropriate with the building’s architectural style.
 - iii. A vertical proportion of window openings (e.g., 3:2 to 2:1 height: width ratio) should typically be used. Openings may be composed of a series of vertically proportioned panes or frames.
 - iv. Commercial clerestory windows are a recommended feature in storefront glazing to provide natural light in conjunction with required height for shopfront.
 - v. Windows should generally maintain consistency in shape and in location across a façade. Unifying patterns should include a common window header line or sill line, and/or aligned vertical centerlines of windows and doors. The overall effect should create a harmonious pattern across the street wall.

A. Facades - Continued

- vi. Windows on the upper floors should be smaller in size than storefront windows on the first floor, and should encompass a smaller proportion of the façade wall surface area. Exceptions to this may occur when large window openings are used as “penthouse” glazing (top floor of a four or more story building).
 - vii. At freestanding parking structures, long-span façade openings with a height: width ratio that is more horizontal than 1:3 should not be used. Vertically proportioned window-like openings (3:2 to 2:1 ratio) are strongly encouraged, to continue the pattern of pedestrian-scaled building façades. If horizontally proportioned openings are used, vertical pilasters, columns, or other elements should be applied to subdivide the horizontal proportion into smaller vertically proportioned openings.
- b. Glazing:
- i. Where multi-pane windows are utilized, “true divided light” windows or sectional windows should be used. “Snap-in” muntins (i.e. detachable vertical or horizontal glass plane dividers or glass pane dividers sandwiched between layers of glass) are discouraged.
 - ii. Window trim: Expressed window frames and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed, as where a larger window should have wider framing members. Upper story windows and parking structure “window” openings should be detailed with architectural elements such as projecting “lug” sills, and/or lintels.
 - iii. Window accessories such as window boxes for plants, fabric awnings, etc. should be considered for additional articulation and interest, in coordination with the selected architectural style. Decorative grillework is recommended for parking structure openings, to add detail and help “break down” the scale.
 - iv. At additions and accessory buildings: windows should be of the same architectural style as the main building, including opening mechanisms and trim.
- c. Materials:
- i. If horizontal or vertical aluminum sliding windows are used, assemblies with extrusions and frame members of minimum one and one-half inches exterior width dimension should be used, to avoid an insubstantial appearance common to aluminum sliding windows.
 - ii. Clear glass should be used. If tinted glazing is used, light tints and green, gray or blue hues should be used.

- iii. If solar or heat control is desired, reflective glazing and/or reflective adhesive films should not be used. Nonreflective types should be selected instead. Low emissivity glass and external and internal shade devices are other options that should be used as well.
- iv. “Lug sills” (protruding window sills – see glossary) should not be formed of rigid foam or other substrates sprayed with stucco or other wall finish material. They should be instead constructed with a permanent material such as painted wood, painted FRP, metal, precast concrete, GFRC, terra cotta, or stone.

9. Main Entrance Requirements

- a. To contribute to the public and pedestrian realm, building entrances shall be prominent and easy to identify.
- b. The main pedestrian entrance shall be easily visible and recognizable, and shall be architecturally treated in a manner consistent with the building style.
- c. At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances.

10. Main Entrance Guidelines

- a. At historic buildings or buildings designed according to a specific style, the specific design of entrance doors should not be out of character with the overall style of the building.
- b. Entrances should incorporate one or more of the following treatments:
 - i. Marked by a taller mass above, such as a modest tower, or within a volume that protrudes from the rest of building surface (except at the Downtown Special Review Area).
 - ii. Accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures (except at the Downtown Special Review Area).
 - iii. Indicated by a recessed entry or recessed bay in the façade. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffering; decorative light fixtures; and attractive decorative door pulls, escutcheons, hinges, and other hardware.
 - iv. Sheltered by a projecting canvas or fabric awning, or as a permanent architectural canopy utilizing materials from the primary building.
- c. Entrances to upper-story uses should incorporate one or more of the following treatments:
 - i. Located in the center of the façade between storefronts, as part of a symmetrical composition.

- ii. Aligned with prominent façade elements of upper stories, such as an expressed or embedded entrance tower (except at the Downtown Special Review Area).
- iii. Accented by architectural elements such as clerestory windows, sidelights, and ornamental light fixtures, and identified by signage and/or address numbering.
- iv. Indicated by a recessed entrance, vestibule or lobby distinguishable from storefronts.

11. Secondary Entrance Requirements

Secondary entries, such as side or rear building entries shall not be more architecturally prominent or larger than the front entry.

12. Secondary Entrance Guidelines

- a. Side or rear building entries should be visible and easy to find, but visually secondary to main entrances
- b. Secondary entries should be easy to find, particularly for customers or visitors accessing them from parking lots.
- c. The design of the side or rear entry should be architecturally related to the front entry, such as in use of materials and proportions.
- d. Secondary entries should be enhanced with detailing, trim and finish consistent with the character of the building.

13. Loading and Service Entrance Requirements

- a. Service entrances shall not face primary streets when a side street, rear street, alley, or parking lot entrance location is possible.
- b. All service entrances and associated loading docks and storage areas shall be located to the side or rear of the building and shall be separated and architecturally screened from any pedestrian entrances.
- c. Portions of the building façade containing service or truck doors visible from the public street shall be designed to include attractive and durable materials and be integrated into the architectural composition of the larger building façade design. Architectural treatments, materials, and colors shall be extended from building façade areas into the façade portion containing truck doors to avoid creating a gap in architectural expression and to maintain a high-quality appearance.

14. Loading and Service Entrance Guidelines

Loading and services entrances should not intrude upon the public view or interfere with pedestrian activities.

15. Entrance Door Requirements

There are no Entrance Doors requirements (see guidelines).

16. Entrance Door Guidelines

- a. Doors are the one part of the building façade that patrons and visitors will inevitably see and touch, and should be well-detailed and made of durable high quality materials.
- b. Doors at storefronts should include windows of substantial size that permit views into the establishment.
- c. Doors at storefronts should match the materials, design and character of storefront windows. High quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals are encouraged.
- d. Detailing such as carved woodwork, metal trim, or applied ornament should be used, to create noticeable detail for pedestrians and drivers. Doors may be flanked by columns, decorative fixtures or other details.
- e. Doors and doorways leading to upper story uses, such as residential or office uses should be distinguishable from those leading to retail establishments.
- f. If utilized at storefront windows, doors, and loading docks, roll-up security doors should be detailed to conceal door housings and tracks and provide an attractive and finished appearance for all exposed components. The roll-up door housing should not protrude more than 6 inches from the building façade plane.
- g. Doors at residential mixed-use buildings should match or complement the materials, design and character of the primary building, as well as convey the residential character of the building.
- h. Doors at residential uses should incorporate high quality materials such as crafted wood, stainless steel, bronze, and other ornamental metals.
- i. At live-work units, if roll-up security doors are used, they should be detailed to conceal door housings and tracks and provide an attractive and finished appearance for all exposed components. The roll-up door housing should not protrude from the façade plane.

17. Garage Door Requirements

- a. ~~Only garage doors for detached single family homes may face streets within 50 feet from the front property line.~~
- b. All single-car wide garage doors shall be set back a minimum of six feet behind the front wall of the primary building mass.
- e. b. All two-car wide garage doors shall be set back a minimum of 20 feet behind the front wall of the primary building mass.

18. Garage Door Guidelines

For residential garage doors at mixed-use buildings and for all commercial use garage entrance doors, single-car garage doors are strongly recommended to avoid projecting an automobile-dominated appearance to the street or alley by using scale-reducing design treatments as follows:

- a. Garage doors that face the public right of way should have some window openings or open grillework on the upper portion of the door.
- b. Door design treatments such as vertically proportioned segmentation and detail should be used to minimize the apparent width of the entrance – in accordance with the selected architectural style.
- c. Framing elements such as trellises above openings and trim around the edges of openings are recommended.
- d. Where double car width doors are used, a width of eighteen feet should not be exceeded.
- e. At live-work façades, garage or studio doors should be compatible with a residential character. Large featureless doors should be avoided. Glazed multi-panel doors may also be used to impart a residential scale.
- f. At garage entrances of Parking Podiums and Freestanding Parking Structures: Vehicle entrances should be treated with architectural articulation and landscape materials, to “mark” an important and frequently used common entrance and make it easily recognizable. Architectural treatment of garage entrance openings should include indenting or recessing the mass of the structure or podium at the entry, applying architectural framing to the opening, trellising with or without plant materials, ornamental door grillework, ornamental lighting and signage, etc., consistent with the architectural style of the building.

Amendments to eliminate a requirement that may prove unworkable and clarify remaining provisions, replacing "facades" with "doors.". Reducing the setback in "a" may be another option.

B. Roofs



1. Roof Type Requirements

- a. Roofs on additions and secondary buildings shall match the roof of the original building in terms of materials, slope, detailing and style, to the degree possible. They shall contribute forms that complement and add to the overall character of Bothell.
- b. Flat or shallow pitched roofs are permitted to be used and shall be designed with one or more of the treatments stated in Guidelines, below.
- c. Mansard roofs (i.e. a flat-topped roof that slopes steeply down on all four sides, thus appearing to sheath the entire top story of the building) shall only be acceptable as follows:
 - i. Mansard roofs shall not be permitted along Main Street within the Downtown Special Review Area.
 - ii. The height of a building with a mansard roof shall be as defined in Section 12.64.202 Building Height.
 - iii. The maximum slope shall be no steeper than three feet of rise for every two feet of run (3:2).
 - iv. The minimum height of mansard roofs (from eave to roof peak) shall be one typical building story height or 30% of the building façade height as measured to the eave, whichever is smaller.
 - v. Mansard roofs shall fully enclose the perimeter of a building. Where a break in the horizontal run of mansard roof occurs, an architectural termination is required (e. g. the roof intersects into a tower).
 - vi. Mansard roofs shall include a cornice at the eave line where the roof overhang depth is less than two feet, and an edge termination at the peak.

- vii. Mansard roofs shall have functioning or decorative dormer windows or vents to add visual interest.

2. Roof Type Guidelines

- a. All pitched and continuous sloping roof forms (i.e. without flat horizontal portions) are encouraged. These include gable, hip, and pyramidal roofs.
- b. Flat or shallow pitched roofs should be ornamented with shaped parapets, caps, or cornice treatments, using one of the methods below:
 - i. The primary cornice should be decorated or bracketed with parapets, finials, or simple decorative panels or molding.
 - ii. An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of the parapet wall.
 - iii. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
 - iv. Sheet metal parapet caps or coping should provide a formed (compound folded) overhanging edge termination and a heavy gage sheet metal thickness selected to avoid “oilcanning” distortion. Single layer, flush sheet metal parapet caps should not be used. Finish should either be of an unpainted ornamental metal such as copper or painted to match adjacent wall surface. Unpainted galvanized metal should not be used in the Downtown Core or Downtown Neighborhood Districts.
- c. Smaller, subsidiary roofs may be used at storefronts; these should match the principal building in terms of style, detailing and materials.
- d. Roof overhangs for both flat and sloping roofs are encouraged to add depth, shadow and visual interest, and can be used to create a Street façade Top Element as defined in Section 12.64.501.A.2. They should be designed as follows:
 - i. At roof overhangs, vertical roof edge fascia over eighteen inches in height are recommended to be subdivided or accented by additional horizontal layers, setbacks, trim, and other detailing.
 - ii. Brackets and corbels (i.e. decorative supporting pieces designed to bear the weight of projected overhangs), or other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building’s structural bay spacing or window mullion spacing.
 - iii. The soffit (i.e. the underside surface of the roof overhang) should be designed as a visible feature and incorporated into the overall architectural composition. Soffit beams, coffers, light fixtures and other design articulation are encouraged.

- e. At Freestanding Parking Structures, the “skyline” at the roof deck should be designed and shaped to create an interesting visual profile, as follows:
 - i. At stair and/or elevator towers, special roof forms such as sloped or curved roofs are encouraged.
 - ii. Along parapet edges, cornices, shading elements, and/or trellises are encouraged to provide additional visual interest. The height of parapet walls and/or guard railings may be varied in coordination with the overall façade composition but should be tall enough to conceal vehicles.
 - iii. Due to their highly visible location, light poles and fixtures at roof parking decks should be specified or designed as decorative fixtures, architecturally coordinated with the style of the building.
- f. Variations of the roof and/or eave line should be used to mark main building entrances and also to differentiate between individual units within attached residential buildings.

3. Roof Material Requirements

There are no Roof Materials requirements (see guidelines).

4. Roof Material Guidelines

- a. Roof materials should match or complement the existing context of the project area.
- b. Roof materials that should be used include:
 - i. Metal Seam Roofing: Finishes should be painted or coated. Copper, zinc, and other exposable metal roofs should be natural or oxidized.
 - ii. Slate or slate-like materials such as concrete tile: For simulated materials, exaggerated high-relief surface textures should not be used.
 - iii. Sheet metal shingles, such as copper, zinc, and alloys.
 - iv. Tar and Gravel, Composition, or Elastomeric Roofs (at flat roof locations): Light, reflective colors are recommended to minimize heat gain within the buildings. Roof surfaces utilizing these materials should be screened from view from adjacent buildings and sites by parapet walls.
 - v. Asphalt shingles: Projects using asphalt shingles should use the highest quality commercial grade materials, and be provided with adequate trim elements. Lightweight asphalt shingles should not be used.
 - vi. Solar (or photovoltaic) roof shingles: Where solar and non-solar shingles are combined in the same roof plane, shingles should be configured to match the visible size and layout of solar and non-solar roof shingles for an unobtrusive appearance.

- c. Roof materials that should not be used include:
 - i. Corrugated sheet metal, unless used as an accent roofing material.
 - ii. Stamped sheet metal used to simulate Mediterranean or Spanish roof tiles.
 - iii. Wood shakes or shingles in Downtown Core and Downtown Neighborhood District Requirements.

5. Roof Equipment and Screening Requirements

- a. All building mechanical equipment located on roofs shall be screened from view - as seen from public streets and sidewalks within 300 feet of the subject property, except from points of view in excess of 10 feet above finished floor grade of the subject property.
- b. Roof mounted equipment such as cooling and heating equipment, antennae, solar panels and receiving dishes shall be completely screened by architectural enclosures that are derived from or strongly relate to the building’s architectural expression, or enclosed within roof volumes. Roof mounted solar panels which lay flat on and match the roof slope, or are incorporated into roofing materials, may be permitted, subject to review by the City.
- c. Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. Picket fencing, chain-link fencing and exposed sheet metal boxes are not permitted.
- d. To reduce glare, light colored roofs (including “cool roofs”) shall be completely screened from view as seen from adjacent streets, sites or buildings by architectural enclosures that are derived from the building’s architectural expression, such as parapet walls or other screening treatment.

6. Roof Equipment and Screening Guidelines

- a. Roof-mounted equipment such as antennae and receiving dishes should be located behind parapets, recessed into the slope of roof hips or gables, or enclosed within roof volumes.
 - i. Materials, architectural styles, colors and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.
 - ii. In the design of screening enclosures, use dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the façade composition.
 - iii. Solar panels if not completely concealed should be architecturally integrated into the roof.

B. Roofs - Continued

- b. Where possible, downspouts should be concealed within walls while meeting the requirements of plumbing codes and providing for maintenance. The location, spacing, materials, and colors of exposed downspouts, gutters, scuppers, and other visible roof drainage components should be incorporated into the architectural composition of the façade and roof; haphazard placement should be avoided. Half round gutters and round downspouts are recommended as a type appropriate for most architectural styles. Corrugated downspouts should not be used.
- c. Mechanical equipment, including utilities and solid waste enclosures, should be incorporated into the architecture of the building and included as a part of the building proper. Where equipment is not included as a part of the building, architecturally related screening enclosures should be used.

C. Color Guidelines

Colors used in new construction and renovations in Bothell should complement the District in which they occur (see below). Colors that reflect the City's relationship with the surrounding landscape should be considered, however care should be taken so that overly drab earth tones are not used. Paint colors for any new building and modifications of paint colors of any existing building shall be reviewed by the City for compliance with the guidelines established below.

1. By Districts

City Center: colors used in new construction and renovations should build on the palette of colors of existing historic Bothell buildings. In general, these include medium-toned brick colors (typically red brick, with occasional use of tan brick; also, with light colored accents), natural stone cladding colors, and occasional light-colored stucco or wood siding, according to architectural style as well.

2. General Guidelines

- a. Primary building colors, used at building walls, freestanding site walls, and other primary building elements, should be warm saturated colors to complement Bothell's forested surroundings and often overcast skies. Extremely bright colors should not be used as primary wall colors.
- b. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, brackets, cornices, capitals, and bands; or used as trim on doorframes, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features.
- c. Accent colors may be more saturated in color, or brighter in tone, and used to highlight special features such as doors, shutters, gates, ornament, or storefront elements. Bright colors should be limited to retail establishments, and used sparingly at fabric awnings, banners, window frames, or special architectural details. A restrained use of bright colors allows display windows and merchandise to catch the eye and stand out in the visual field.
- d. Colors should be compatible with other buildings in the surrounding area. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings.
- e. Fluorescent colors should not be used on building materials.
- f. At attached residential units, primary and secondary building colors may contain slight variations in color from unit to unit, to further distinguish the individual identity of each residence.

D. Sustainability Guidelines

See also related sustainability guidelines under sections 12.64.306.G (Street and Open Space Guidelines) and 12.64.404.C (Parking Guidelines - Sustainability). In addition to the guidelines below, further requirements and guidelines are anticipated to be developed as part of the city's sustainability initiative.

1. Solar Access, Daylighting, Passive Solar Heating & Cooling

- a. Where possible, massing and orientation of new buildings should maximize south-facing vertical façades.
- b. Where not in conflict with the design guidelines, shading devices such as building/roof overhangs, latticework and trellises should be incorporated primarily into south-facing façades and designed to balance summer cooling and winter heating by maximizing solar gain during the winter and minimizing solar gain during the summer.
- c. Window orientation and opening size should also work with shading structures in order to balance summer cooling and winter heating by maximizing solar gain during the winter and minimizing solar gain during the summer.
- d. Window orientation and opening size should be designed to allow interior spaces to maximize daylighting and minimize artificial lighting; the use of skylights and "light shelves" (to reflect sunlight deeply into interior spaces) is also encouraged for this purpose.
- e. Roof forms, shading devices, and façade cladding systems should be designed and oriented to direct airflow that facilitates natural building ventilation by replacing warm indoor air with cooler outdoor air, especially at night.
- f. Exterior building wall design may incorporate hollow cavities that help insulate the building. These hollow cavities can also be designed to direct airflow that supports natural ventilation.

2. Materials

Locally produced, manufactured and recycled building materials should be used whenever possible.

D. Sustainability Guidelines - Continued

3. Heat Island Reduction

- a. A “heat island” effect may occur where a concentration of buildings and paved surfaces and relative lack of vegetation increases solar heat gain and results in a hotter district “microclimate.”
- b. To aid in reduction of excess solar heat gain, use of roofing materials that have a Solar Reflective Index (SRI) of at least 29 is recommended. Refer to Section 12.64.503.B.5 “Roof Equipment and Screening” for additional screening requirements for glare.
- c. Use of “Green Roofs” (roofs covered with a layer of vegetation and soil, and waterproofing and structural components beneath) on flat or near flat sections of roof behind parapets, caps, or other cornice treatments, to reduce heat island effects and heating and cooling costs.

4. Stormwater Management

Green Roofs and Rooftop Gardens are also encouraged on flat or shallow slope sections of a roof behind parapets, caps, or other cornice treatments to provide improved insulation and storm-water management, as well as add usable green space and visual interest to the building.

12.64.504 ARCHITECTURAL STYLES

This section contains a discussion of a range of the predominant architectural styles found among existing buildings in downtown Bothell. A small number of buildings designed in other styles, from different periods or displaying a degree of stylistic influence from other styles (for example, 1930s Art Deco influence on decorative elements of the Anderson Building) can be found in downtown, but detailed descriptions of those styles have not been included here. **The City of Bothell Design Guidelines, Building Styles and Features** by the Bothell Landmark Preservation Board, 2007, may be consulted for further detail on these and other architectural styles. Within individual style descriptions below, the dates shown indicate the historic period of initial popularity of the style. With the goal of strengthening downtown Bothell's "sense of place" and architectural character and building on its heritage in mind, the Architectural Styles discussed here are included to provide a basis for reinforcing and strengthening the character of predominant building fabric in the project area in the design of new buildings and development, whether through the full emulation and/or interpretation of one of the predominant building styles. Alternatively, where a predominant downtown architectural style is not used, the information is intended to provide guidance for architects and developers to make sensitive reference to, incorporate, and/or harmonize with characteristics of predominant architectural styles such as (but not limited to) massing, horizontal and vertical scale increments, façade composition, roof form, architectural elements, materials, and colors.



A. EARLY 20TH CENTURY COMMERCIAL STYLE (CIRCA 1900 - 1930)

The Early 20th Century Commercial Style was a simple, economical and adaptable style that arose in reaction to the perception of overly ornate Victorian and Neoclassical styles that preceded it. It incorporated classical principles of base, shaft and capital organization of massing and façade composition but without a full iteration of the classical orders, using simplified elements instead.

1. The style was applied to all types of commercial and mixed-use buildings.
2. Building massing is typically composed of one simple volume; where applied, additions are also of simple volumes. The style is easily adapted to unusual sites.
3. Roofs are flat, hipped, or gabled. A false front commonly hides the roof profile at the storefront façade.
4. Front façades are flat with a shaped parapet at the roofline, occasionally with a projecting cornice instead or as well. The parapet is well-detailed with a continuous parapet cap or a built-up cornice.
5. Wall materials of the primary building are generally patterned masonry wall surfaces (brick, tile, etc.). Stucco (above the ground floor) and painted horizontal wood siding are also used with strong trim elements.
6. All buildings and all storefronts have a base.



7. Ground floor storefronts are contained within a large opening in the primary wall material. They may continue to use that material, or in many cases the storefront has its own architecture and materials distinct from the building yet complementary to it as well.
8. Storefront glazing is composed of large panes of shop windows, with a continuous horizontal band of commercial clerestory windows above shop windows and the entrance door.
9. Fabric awnings are often used at commercial clerestory windows or preferably above; they should be divided into segments to match window divisions rather than a single continuous awning.
10. Façade windows above or outside the storefront are typically symmetrically composed in relation to the storefront, sometimes in groups.
11. The front entrance to upper story uses is distinct from the storefronts, and is attractively detailed to be recognizable as not a storefront component.
12. Window and door shapes are simple and rectangular.
13. High quality materials such as glazed ceramic tile, painted carved wood, bronze door hardware, etc. are located at the ground level where customers and tenants come in contact with the building.



B. CONTEMPORARY STYLES (1950s – PRESENT)

1. For the purposes of this Plan, Contemporary Styles comprise those architectural styles that draw on Modernism, Post-Modernism, and other current styles in practice today. Most Contemporary Styles have drawn upon contemporary building materials, modern construction methods to create a visual identity that is distinct from historic architectural styles.
2. Over the last two decades, a contemporary Northwestern regional style has emerged that responds to the climate and regionally available materials. Elements include large roof overhangs with exposed structural elements and expansive window openings. Materials such as brick, stone, and unpainted structural wood are characteristic of this style, as well as shingle, board and batten, clapboard, and other vertical and horizontal siding. Bothell has strong precedents for this style (such as the Bothell High School Auditorium and University of Washington Bothell/Cascadia Community College campus buildings) and it is an appropriate expression when a contemporary style is used.

3. Styles that incorporate pedestrian and urban principles including appropriate scale and composition relative to surrounding buildings, façade rhythm and a high level of articulation are encouraged. Contemporary styles with simple building volumes, minimal surface articulation and relief, and unornamented detailing that conflict with the intimate and human-scaled characteristics of traditional styles that support downtown urbanism should be discouraged.
4. In some cases and especially in “Post Modern” styles after 1980, designs have drawn upon other historical styles previously described in this document for inspiration or emulation, but their scale and use of materials is not limited to the roots of those historical styles.
5. Contemporary Styles have been used on all building types, including commercial, residential, industrial, and civic uses. They have frequently been used on building types outside of downtown districts (such as office park campus buildings, suburban schools, and industrial buildings).
6. As mentioned above, building massing and form of Contemporary Styles typically feature simple volumes, often using geometric forms. They may be asymmetrical or symmetrical in organization. They do not necessarily follow strict proportional guidelines.

7. Building elements such as walls, windows, and roofs are often expressed as individual planes or forms. Windows can often be expressed as “voids” between walls, or act as entire wall planes (such as curtain walls). Where they are expressed as openings in walls, they are typically composed as a series of rhythmically or strategically placed “punched openings” for compositional reasons.
8. Flat roofs are used in many cases, but shaped roofs are often treated as geometric forms or volumes that may “stand out.” Examples include barrel vaults, angled planes, curved planes, and extended overhangs. They may be accented with special materials such as sheet metal or tile.
9. Contemporary Styles employ a wide palette of building materials. Metal cladding, concrete, glass, tile as well as natural materials may be used in unconventional ways for aesthetic purposes. Materials as well as colors are often used to define building volumes or even functions.
10. Building colors may be composed of contrasting hues and tones, with individual building elements or forms emphasized through use of an accent color. Strong, saturated hues are often used to play off of neutral hues.



Bothell Regional Library



UWB/CCC Campus



Bothell High School Auditorium



Bothell First Lutheran Church



C. QUEEN ANNE (CIRCA 1885 – 1905)

1. The Queen Anne styles are what many people think of as “Victorian.”
2. The style is applied to both commercial/mixed-use and residential buildings.
3. It is characterized by asymmetrical and picturesque massing and is more horizontal in comparison to its predecessor style of Italianate.
4. The Queen Anne Cottage style is a simpler version of Queen Anne applied to smaller homes.
5. Porches, gables, protruding window bays, angled or rounded corners, and turrets are freely composed to create complex volumes and surfaces.
6. Roofs are composed of a series of gable-roofed volume in both perpendicular and parallel orientation. A prominent gable often dominates the front façade.
7. Front porches are often decorated with elaborate latticework and turned columns and spindles.
8. The style introduced curved surfaces, merging shapes and volumes.
9. Wall cladding often includes several types of wood siding on any one façade; scalloped shingles on upper levels and horizontal and/or vertical wood siding below is a typical arrangement.
10. Rich multi-color combinations of wall cladding and trim colors were used, with a particular palette of late 19th Century colors.



Hannan House

D. CRAFTSMAN (CIRCA 1900 – 1930)

1. The Craftsman Style emerged after the turn of the century to satisfy tastes for greater simplicity and natural forms and is the predominant historic house style in Bothell. Influences included Shingle Style homes of the east, the Arts and Crafts movement and its related informal lifestyle, and the popularity of small bungalow homes.
2. These styles were applied primarily to residential buildings.
3. Building massing is typically composed of one low simple gable-roofed rectangular volume; where applied, additions are also of simple volumes.
4. Front façades typically have a central shallow pitched gable roof perpendicular to the street; on occasion it is parallel to the street with a dormer above. In the former case, a sub-gable may be offset from the main gable to create a front entry or porch.
5. Proportions of both the overall building mass and of individual features (windows clusters, porches, etc.) are horizontal.
6. Window and door openings are generally composed to align both horizontally and vertically on façades; symmetrical façade arrangements are common.

7. “Elephant” columns and double columns at entry porches are a common feature; other decorative elements include ornamental brackets to support roof overhangs.
8. Craftsman bungalows are typically clad with wood shingles or siding. Trim is painted wood of a contrasting light or dark color.



Boone/Truly House



Boone/Truly House



12.64.505 HISTORIC RESOURCES GUIDELINES

A. INTRODUCTION

Much of the Bothell's unique character is found in its historic core, which is composed of commercial buildings of various architectural styles and periods of construction. These include early 20th-century commercial buildings as well as 1950s Modern structures. The historic resources within the City also include a number of houses, cabins, and other structures that are included on the National and/or State Registers of Historic Places, or on the City's Local Register of Historic Landmarks. The registers include properties from the late 1800s up to 1920s. Bothell also maintains a historic inventory of properties that may be considered eligible for listing on local, state and/or national historic registers in the future.

Bothell began as a swampy, heavily forested area, serving as a logging camp and steamboat stop for early white settlers. Merchants trickled in during the 1880s; the first plat was filed in 1889, and elements of a permanent community were established. Bothell was incorporated as a town in 1909. By the middle of the 20th century, farming began to overtake the logging trade as the town's primary business, and between 1940 and 1960 Bothell established itself as a bedroom community for the larger towns and cities of Bellevue, Everett, and Seattle. Today, Bothell's growing commercial development, campus-like office parks, and the joint University of Washington Bothell and Cascadia Community College campus gives the community a strong presence along the I-405 technology corridor.

Many of Bothell's early commercial and residential buildings remain. Some have been modified since their original construction, and other, newer buildings have been inserted over time. Opportunities and challenges exist to build upon the historic urban fabric and provide a framework for new construction.

1. Purpose

- The purpose of these Historic Resources Regulations is to preserve and enhance the historic character and architectural heritage of Downtown Bothell and therefore the overall community character. These regulations apply to an area that is labeled the Downtown Special Review Area (DSRA), see Fig.12.64.505 A.1, which is bounded by SR 527, SR 522, NE 185th Street and 104th Avenue NE, and select individual historic properties within the Downtown Subarea. Adherence to the Regulations will ensure that new elements and features constructed or modified are compatible with existing and desirable historic elements.
- The DSRA is established as an area possessing a significant concentration, linkage, or continuity of buildings, objects, sites, and/or structures united by past events or aesthetically by plan or physical development within the City limits. The City of Bothell's current listing of National, State and local register properties in the Downtown Subarea is shown in Figure 12.64.505.A.1.

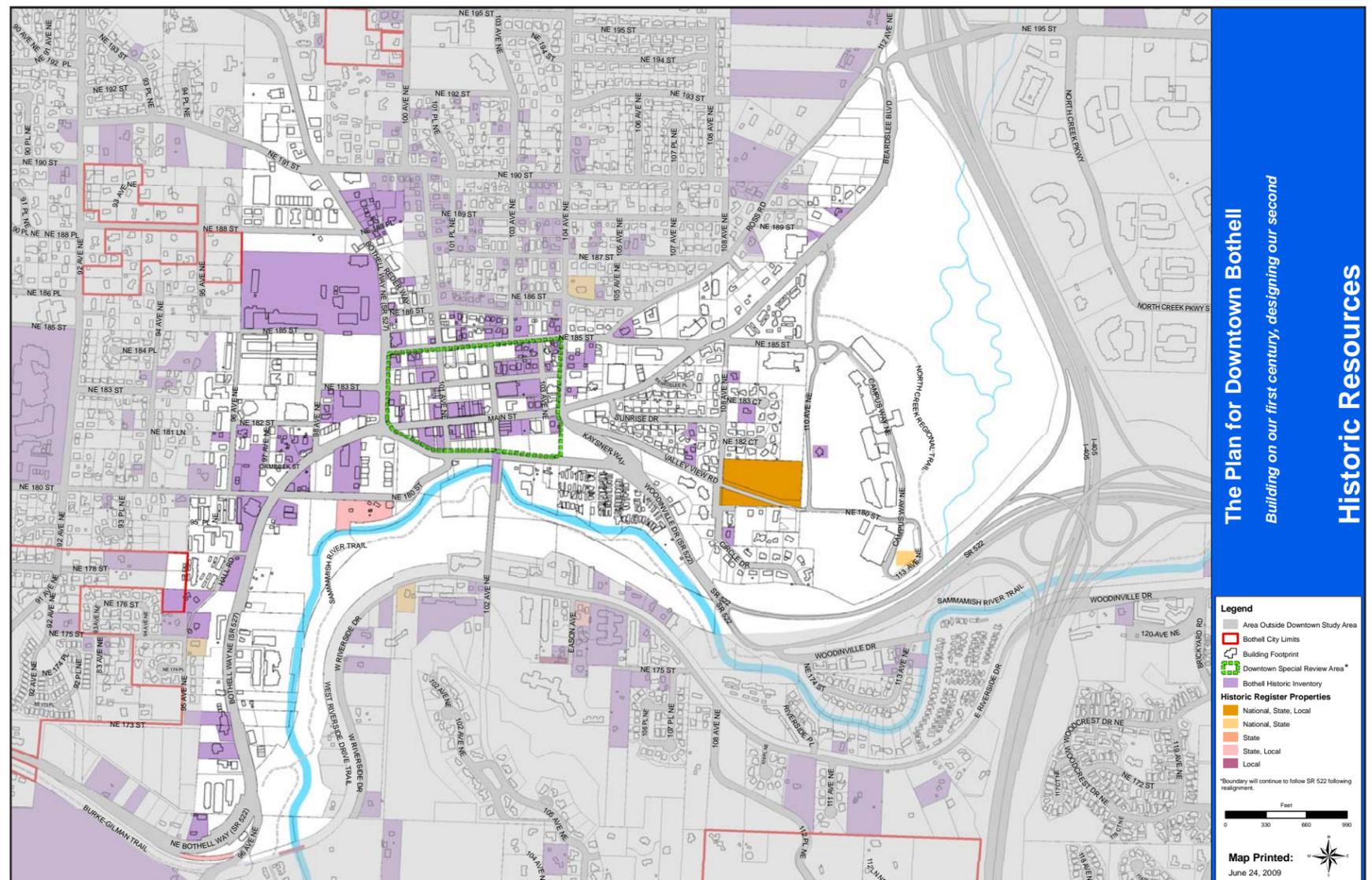
2. Applicability

These regulations will be used by the City's planners and Landmark Preservation Board to review the appropriateness of proposed new construction, exterior alterations to buildings, and demolition. This section is intended to provide guidance for the modifications to existing structures and new construction within the DSRA, and for those structures within the Downtown Subarea that are listed on the National, State or local Registers of Historic Places.

3. Design Review Process

- The review process begins when an owner (or an owner's representative) proposes any exterior work on a building that is within the boundaries described above, that has been nominated for landmark status, or that is a listed historic structure. These guidelines should be used when contemplating a project, to help establish the appropriate direction for repairs, alterations, or new construction.

- The Landmark Preservation Board will review each proposal in terms of the basic principles and for conformance with the stated regulations. The review process shall be as described in Bothell Municipal Code Chapter 22. In order to promote compliance with the regulations in this section, any development proposal within the DSRA which would exceed the threshold for categorical exemptions under the State Environmental Policy Act (SEPA) shall be submitted to the Bothell landmark preservation board for review and comment in a public meeting prior to any grading or building permits being issued.



B. REQUIREMENTS AND GUIDELINES

These Historic Resources Regulations are based on principles set forth in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, widely accepted as the preservation and rehabilitation principles when considering and implementing changes to historically significant properties. Divided into four sections – preservation, rehabilitation, restoration, and reconstruction – the standards provide technical advice for activities and methods for property owners and stewards of historic properties. The primary intent of the *Standards* is to provide direction for the protection of the historic character of the buildings through a combination of mandatory requirements and advisory guidelines. Additionally, new uses should be compatible with the buildings' character, and retain open views through the storefronts into interior spaces. The basic principles include the following:

1. Basic Principles

- Retain original building materials and distinctive architectural features whenever possible. Removal of or alteration of these original features is strongly discouraged.
- Repair deteriorated original or significant features. If repair is infeasible, replace materials in kind to match original material, quality, and detailing.
- Do not cover original building materials or architectural features. Where they have been covered or obscured by alterations, re-expose original materials and features. NOTE: Alterations to a building may have gained significance over time, and may not necessarily need to be removed. This will be ascertained by the Landmark Preservation Board during the review process.
- Replacement of missing original features should be undertaken based on accurate and defensible historical documentation and/or physical evidence. Where documentation does not exist or restoration is otherwise infeasible, new features may be contemporary in character and detailing and must be compatible with the scale, complexity, material, and color of the historic building materials.
- Decorative elements that create a false sense of history or change the original architectural style of the building should not be added to a façade.
- Surface cleaning should be undertaken with the gentlest means possible. Sandblasting is not permitted. (See Section C, Resources and References, below for additional resources on recommended surface cleaning practices.)
- Demolition of structures on the Bothell Historic Register is strongly discouraged, and must be approved by the Landmark Preservation Board. (See Bothell Municipal Code Chapter 22 for demolition review process.)

2. Character-Defining Features of Downtown Special Review Area

Bothell's Main Street, on the block between 101st Avenue NE and 102nd Avenue NE, and the streets within one block south and two blocks north, are characterized by a limited number of commercial architectural styles, common façade materials, distinct façade elements, consistent property setbacks, and variable lot widths. This creates both a consistency and diversity that forms the unique character of Bothell's historic commercial district. (See Section 12.64.504 for Architectural Styles.)

The character-defining features of the existing buildings within the DSRA are those historic visual elements that give the space its particular "feel." Things such as overall building shape, materials, craftsmanship, and decorative details are the features that provide the particular character of each building.

Listing them here provides a context within which to evaluate changes or additions to historically designated structures or to properties within the Downtown Special Review District. While each building has distinctive elements, the common historic features are the character-defining features of the area as a whole:

- Full public frontage coverage (meaning the buildings generally occupy the full area of the street frontages with no setbacks from the property line. This results in the following:
 - Continuous row of storefronts, located immediately adjacent to the edge of sidewalk. This feature is consistent with the Private Frontage regulations applicable to the Districts within the DSRA.
 - Blank side walls between parcels, characterized by no fenestration, openings, or decorative features. This feature is also consistent with the side yard setbacks for the Districts within the DSRA, but does not incorporate windows.

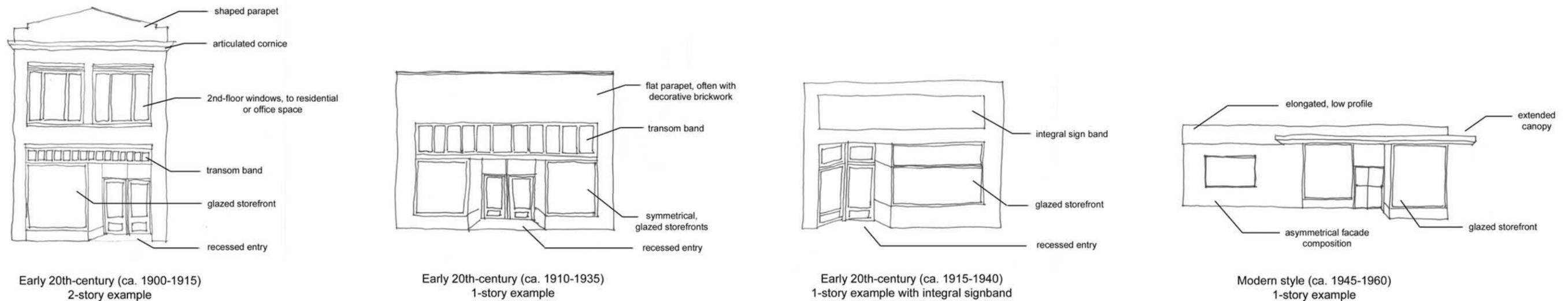


FIG.12.64.505.B.2 CHARACTER-DEFINING FEATURES OF COMMERCIAL BUILDINGS ALONG MAIN STREET

- b. One- and two-story buildings with variable lot dimensions. The variation in storefront width and height is a significant characteristic that gives Main Street its distinctive rhythm (This varies from the taller building height limits that may be allowed in other areas of the Downtown). Main Street buildings exhibit the following characteristics:
 - i. Variable building heights which range from approximately 18' for the single story structures to 36' for the two-story structures (including parapet).
 - ii. Storefront dimensions which vary from 20' to 90' wide, with most approximately 30'-40' wide.
 - iii. Buildings with rectangular plans with relatively flat façades and sidewalls. Some have angled or recessed entries (see below).
 - iv. Upper levels are clearly distinguishable from the lower, street level floors in their differing use of opaque and glazed materials. Opaque, solid materials dominate at the upper floors; conversely the lower floors are composed predominately of transparent glazing.
- c. Fenestration and Doors
 - i. Where extant at upper floors, windows are placed symmetrically in the façade.
 - ii. Windows are typically large, narrow, double hung, with arched or articulated heads, and projecting sills.
 - iii. Doors are often paneled, with side-lights.
- d. Materials. The commercial buildings are made up of brick and stone masonry, stone veneer, painted wood trim, limited wood siding, glazed storefronts, and a wide variety of awning shapes and materials.
 - i. Brick and stone: These were the original major façade materials.
 - (A) Brick masonry, typically laid in running bond, sometimes with decorative patterning at the parapet, constitutes the majority of the facades. Soldier courses at window headers are common. Brick palette consists of a range of reds and browns.
 - (B) There is limited use of stone and light-weight cultured stone, a manufactured stone veneer cast from molds of real stone, present primarily in 1950s buildings, or those buildings that were renovated in the 1950s.
 - ii. Wood cladding
 - (A) Wood buildings that characterized Bothell's early Main Street are no longer extant. (Note: Some of the original free-standing structures were moved to Bothell Landing.)

(B) Wood cladding is limited to areas below the storefront glazing d sheathing at some upper façade areas. (Generally, the use of the residential-scale wood sheathing or siding on the upper sections of the building facades is not historically appropriate.)

- e. Glazed storefronts with transom band
 - i. Original storefront systems typically used wood, aluminum, or steel as the supporting elements, with wood or brick bulkheads below the storefront frames.
 - ii. The plate glass storefronts are undivided or may have one narrow muntin to divide a wider storefront, and generally extended nearly the full width of the façade.
 - iii. A glazed transom band runs above the width of the storefront assembly and consists of a series of divided lights. These windows provide additional light to the interior, and are sometimes operable to provide natural ventilation.
 - iv. Individual storefronts are divided into distinct, usually symmetrical or balanced bays.
- f. Recessed entries

Main entry doors are typically recessed from the plane of the storefront. The recess accommodates the outward swing of doors, provides shelter at the entry, and lends an articulation at the pedestrian level.
- g. Parapets

A parapet gives the feeling of extra building height, particularly at the primary façade. Most parapets on Bothell's Main Street are simple, either straight across or with just one or two steps in the center of the façade. More elaborate parapets are no longer extant.
- h. Articulated cornice and/or flush brick patterning
 - i. Cornices were typically of wood or sheet metal, shaped to provide a visual "cap" to the building.
 - ii. Areas below the parapets and above the transom windows often include bricks laid in a pattern.

3. Building Regulations for Rehabilitation and New Construction

These regulations take into account the existing historic fabric and changes to the façades and buildings over time. They should be used as the basis of design for proposed changes to existing façades and in the design of new construction along Main Street. They acknowledge that buildings have individual unique characteristics and existing conditions as related to construction, ownership, maintenance, and use which need to be taken into consideration when making proposals for change, preservation, or rehabilitation. Suggested façade treatments, which draw on the traditional features of the area's commercial buildings, include the following:

- a. Rehabilitation
 - i. Awnings
 - (A) Removal of existing, inappropriate awnings is encouraged. (See Paragraph (4)(b) below for appropriate awnings.)
 - (B) Awning installations shall not damage or obscure significant existing building features.
 - (C) Awning design should include consideration of the overall composition of the individual building façades and in context with the adjacent buildings.
 - (D) All awnings on a single building must be of the same type, material, color, and size. (i.e., when a single building houses more than one business, the businesses must coordinate awnings.)
 - ii. Cladding
 - (A) Unpainted masonry shall remain unpainted.
 - (B) Where wood siding has been installed over original masonry, owners are encouraged to removed the siding and restore original masonry.
 - (C) Removal of existing materials that obscure original architectural features is strongly encouraged.
 - iii. Storefronts and Sidewalls
 - (A) Transom bands should be re-exposed where covered, and restored to glass, where possible.
 - (B) Original bulkhead materials should be retained, maintained, or uncovered where possible.
 - (C) Storefront divisions or design elements should be symmetrical and balanced. The proportions of original storefront divisions should be retained.
 - (D) Cornice lines should be continued, and original parapets reconstructed if possible.
 - (E) Contemporary storefront modifications that utilize traditional elements and proportions, or simplified interpretations of missing elements, may be used if the original is missing. New designs should be compatible with the desirable historic features of adjacent buildings, and retain the transparent character of the façade.
 - (F) Sidewalls between parcels may be blank, and without fenestration or added detailing.
 - (G) Sidewalls, or secondary facades, when abutting a public way should not be devoid of openings or fenestration, and should include elements and divisions that are compatible with the primary façade.

iv. Doors and Windows

- (A) Original placement, arrangement, and function of doors and windows should be preserved where possible.
- (B) Closing or filling in original openings should be avoided; and restoration of original openings is encouraged.
- (C) Maintain recessed entries.
- (D) Replacement elements should match originals as closely as possible.

b. New Construction

- i. New buildings should respect the district in which they are located, and be compatible with or complement the desirable surrounding architectural character.
- ii. New construction should utilize traditional character-defining features and materials, in a contemporary and/or simplified fashion.
- iii. Building footprints shall be rectangular and shall fill the entire streetfront at the first two levels, with the front façade located at the front edge of the property line. Recessed or notched façades are not permitted, with the exception that appropriately scaled recessed entries may be permitted.
- iv. Building heights shall be consistent with those in the District Requirements of the Downtown Subarea Plan & Regulations, and compatible with adjacent buildings. Variation in building height is encouraged.
- v. Storefront divisions shall be compatible in scale and proportion with the building's width and height, and compatible with the adjacent buildings.
- vi. Buildings wider than those traditionally constructed on the block shall include variation in wall plane, articulation and spaced structural bays to provide a scale that is compatible with the original building widths.
- vii. Primary entrances shall be oriented toward the street.
- viii. Roof forms along the portion of Main Street between 101st Avenue NE and 104th Avenue NE shall be flat, and shall not have corner accents or turrets. See Section 12.64.500 Architectural Regulations for areas outside this boundary.
- ix. See Section 12.64.504 for Roof Equipment and Screening. Equipment mounted to rooftops shall be screened from view using elements integrated into the building's architectural features, without the need for special screening elements.

4. Building Materials and Elements

Exterior façade elements are the key components that give a building its style and visual character. Elements include cladding, trim and moldings; storefront systems and windows, doors and transom; supplementary items such as signage and awnings; and color selection.

- a. Storefront Materials - High quality materials, consistent with historic materials on Main Street
 - i. Metal or wood storefront system with plate glass; with proportions, heights, and profiles appropriate to prevailing existing storefronts.
 - ii. If a new storefront is required, it should be designed to fit inside the original framed opening.
 - iii. False divided lights or "snap in" muntins/mullions are not permitted.
 - iv. Transom glazing may be clear, beveled, leaded, etched, or prism glass.
 - v. Contemporary flush doors or residential-style doors are not appropriate.
 - vi. New bulkheads shall be constructed of a material appropriate to the storefront and building on which it is installed. Wood panels and brick veneer were the most common original bulkhead materials on Main Street. New bulkheads should be compatible with surrounding storefronts.
 - vii. Wall or window air conditioners are not permitted on the front façade of a building.
- b. Awnings may be installed to provide pedestrian weather protection, signage, and visual character.
 - i. Traditional shed awnings with free hanging valance or flat awnings are appropriate awning shapes. Shed awnings may have valance returns, but side panels are not permitted.
 - ii. Bubble type, quarter-round, dome, box-like shapes, shingled-canopy types, and other contemporary commercial designs are not historically appropriate and are not permitted.
 - iii. Awnings shall not conceal significant architectural features and should be mounted within the building elements that frame the storefront, typically directly below or above the transom.
 - iv. Installation of awnings shall not damage the structure. Clamps and fasteners used to attach awning frames should penetrate mortar joints rather than brick or other masonry surfaces. Care should be taken when attaching new backboards or rollers, not to damage transoms or other building elements.

- v. Material for shed awnings should be canvas, canvas blends, acrylic that resembles canvas, or similar. Vinyl or other shiny, high-gloss material is not appropriate. Returns shall be open.
- c. Color
 - i. Neon or ultra bright colors are not permitted.
 - ii. When choosing colors, consider compatibility with original finishes as well as with neighboring buildings.
- d. Transparency, Signage, Building Lighting, and Street Furnishings (See also 12.64.600 Signage Regulations)
 - i. Storefront display window glazing shall be transparent to promote visibility into businesses. Mirrored, translucent, or dark-tinted glass that prohibits visibility into the building interiors is not permitted.
 - ii. Business displays shall be designed to allow views into the building interiors, and to avoid a sense of clutter and disorder.
 - iii. Signage shall be compatible and in balance with the architectural style and visual character of the building on which is it located.
 - iv. Consideration of projecting blade signage or flush-mounted signage that is integrated with the overall building façade composition is strongly encouraged. Use of historic sign bands and locations are also strongly encouraged.
 - v. Street furnishings and building lighting shall be simple, should not convey a false sense of history, and should be limited to a maximum of two designs.
 - vi. Business signage is permitted on the front valance of an awning but not on valance returns.
 - vii. Internal illumination of awnings to backlight awning signage shall not be permitted.

5. Parking and Curb Cuts

- a. No new driveway curb cuts shall be permitted on Main Street between ~~SR 527~~Bothell Way NE and Kaysner Way, ~~except as provided for in.~~ Refer to Section 12.64.403.B.1.ca.(4).
- b. Whenever possible, existing driveway curb cuts within this segment of Main Street should be removed.

6. Demolition

Demolition of designated properties, or historic inventory buildings is strongly discouraged. (For demolition review process, see BMC 22.28.060.)

Amendment to Historic Resources section for consistency with the cited General Parking Requirements section.

C. RESOURCES AND REFERENCES

1. Washington State Department of Archaeology and Historic Preservation (DAHP)

- a. The State website provides information, documents, maps, photographs and tools regarding historic sites, local government programs, regulations, tax incentives and other useful data.
- b. <http://www.dahp.wa.gov/>

2. National Parks Service

- a. The Secretary of the Interior's Standards for the Treatment of Historic Properties, and associated guidelines, provide guidance for the treatment of historic resources.

http://www.nps.gov/history/hps/tps/standguide/overview/using_standguide.htm

- b. Preservation Briefs are a series of publications to assist property owners, preservation professionals, and others in preserving, rehabilitating, and restoring historic buildings. They are available online.

- i. <http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

- ii. Select, relevant individual briefs are listed below:

- 01: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
- 02: Repointing Mortar Joints in Historic Masonry Buildings
- 03: Conserving Energy in Historic Buildings
- 06: Dangers of Abrasive Cleaning to Historic Buildings
- 09: The Repair of Historic Wooden Windows
- 10: Exterior Paint Problems on Historic Woodwork
- 11: Rehabilitating Historic Storefronts
- 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- 15: Preservation of Historic Concrete: Problems and General Approaches
- 16: The Use of Substitute Materials on Historic Building Exteriors
- 17: Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character
- 18: Rehabilitating Interiors in Historic Buildings - Identifying Character-Defining Elements
- 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- 32: Making Historic Properties Accessible

- 33: The Preservation and Repair of Historic Stained and Leaded Glass
- 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing
- 38: Removing Graffiti from Historic Masonry
- 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
- 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- 44: The Use of Awnings on Historic Buildings: Repair, Replacement and New Design

12.64.600 SIGNAGE REGULATIONS

This section contains requirements and guidelines for signage to ensure that signs installed within the Plan Area are consistent with the overall quality and character of new development anticipated for the Downtown. Regulations include permitted sign types as well as sign size, location, materials, illumination, color, and design.

12.64.601 GENERAL SIGNAGE REGULATIONS

The following definitions, requirements, and guidelines shall apply to all signs, regardless of type.

A. DEFINITIONS

1. **Animated sign:** a sign which contains wind-, electronically, or mechanically operated moving parts or which flashes or simulates motion by the use of electric lights.
2. **Awning:** A fabric-covered structure mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.
3. **Canopy:** An architectural structure made of permanent materials such as metal, wood, etc. mounted on the face of a building above a window, entrance, or storefront opening, providing weather and/or sun protection.
4. **Awning/Canopy Sign, Under:** A sign which is suspended from an awning or canopy but does not extend beyond the horizontal limits of the awning/canopy.
5. **Changeable copy sign:** A sign or portion of a sign designed to allow the changing of copy through manual, mechanical, or electronic means including time and temperature.
6. **Exposed Incandescent Bulb Illumination:** The illumination of a sign by multiple individual incandescent bulbs which are aligned to “spell out” letters and numerical characters and/or provide graphic accents, are mounted directly to the face of the sign, and whose light-emitting surfaces are directly visible.
7. **Exposed Neon Tube Illumination:** The illumination of a sign by neon tubes which are intended to “spell out” letters and numerical characters and/or provide graphic accents, are mounted directly to the face of the sign, and whose light-emitting tubes are directly visible.
8. **Exposed LED Illumination:** The illumination of a sign by use of multiple individual Light Emitting Diode (LED) sources which are aligned to “spell out” letters and numerical characters and/or provide graphic accents, are mounted directly to the face of the sign, and whose light emitting surfaces are directly visible.
9. **External Illumination:** The illumination of a sign by projecting light on to the face of the sign from a light source located outside of the sign, such as “gooseneck” lamps; light sources are shielded from direct view.

10. **Halo Illumination:** The illumination of a sign by projecting light behind an opaque letter or emblem onto the backing panel which results in the appearance of “halo” of light around the letter or emblem; light sources are shielded from direct view.
11. **Internal Illumination:** The illumination of a sign by projecting light through translucent panel(s) from a light source within an enclosed sign cabinet.
12. **Illuminated Open Channel Letters:** The use of letter-shaped forms to create lettering within a sign, which are individually enclosed on the sides and back and are open at the vertical front and containing light sources to illuminate the letter-shaped volume.
13. **Sign Area:** The following shall apply for the purpose of defining sign area for various types of signs:
 - a. Freestanding signs of six feet in height or less, wall signs, and projecting signs: the entire face of a sign, excluding any framing, projections, molding, or support structures.
 - b. Freestanding signs of greater than six feet in height, window signs, and awning signs: the area defined by the smallest rectangle enclosing all lettering and any associated graphics and/or symbols.
 - c. Individual channel-type letters mounted on a building or canopy shall be measured by the area enclosed by the smallest rectangle outlining each word.
14. **Sign Type:** A distinct physical form of sign in terms of configuration, placement, orientation, and size, independent of message content.
15. **Temporary sign:** an allowed portable sign intended for short-term use, not to exceed 60 days in a calendar year.
16. **Valance:** The vertical front face of a fabric awning, parallel to the face of the building to which it is mounted.
17. **Window Area:** Any window pane or group of window panes contained entirely within glazing separators (muntins, mullions, piers, columns, etc.), in which separators are of a width of one and one quarter inches or greater. Multiple window panes divided by glazing separators less than one and one quarter inches in width shall be considered to be a single window area.

B. REQUIREMENTS

1. Sign types shall be permitted according to Districts, as indicated in Fig.12.64.600 Signage Regulations Chart.
2. Sign types not listed in this Section are not permitted.

3. “Categories of Signs” noted in BMC 12.22.030, include those defined by physical form, message content, and parcel or building use. Signs classified under BMC Chapter 12.22 relate to the requirements and guidelines of this Section as follows:
 - a. The following sign categories ~~noted in from~~ Chapter ~~12.22 shall be as permitted in the Plan Area per the requirements of Chapter 12.22, except those~~ noted with an asterisk (*) which shall be directed by the requirements of 12.64.602.26) “Temporary Window Signs” and 12.64.602.27) “Temporary Wall Signs” in this Section. Exempt signs shall be as defined by 12.22.040, with the addition included below.
 - i. Exempt signs: In addition to the exempt signs listed in (12.22.040), temporary construction signs of up to 32 square feet each, including those announcing new development, are exempt. Construction signs shall be removed prior to issuance of a Certificate of Occupancy.
 - ii. *Temporary signs – On-premises – Commercial signs (12.22.080).
 - iii. *Temporary signs – On-premises – Noncommercial signs (12.22.085).
 - iv. Temporary signs – Off-premises – Commercial (12.22.090).
 - v. Temporary signs – Off-premises – Noncommercial signs (12.22.095).
 - vi. *Real estate signs (12.22.096).
 - vii. *Campaign signs (12.22.098).
 - b. The following sign categories noted in Chapter 12.22 shall not be permitted within the Plan Area per the requirements of Chapter 12.22, except as noted in this Section:
 - i. Prohibited signs (12.22.050).
 - ii. Permanent signs – Off-premises – Commercial (12.22.070).
 - iii. Permanent signs – Off-premises – Noncommercial (12.22.075).
 - c. The following sign categories noted in Chapter 12.22 shall be permitted per the requirements of this Section:
 - i. Permanent On-Premises Commercial Signs (12.22.060)
 - ii. Permanent On-Premises Noncommercial Signs (12.22.065)
4. Requirements for sign permits or registration shall be governed by Chapter 12.22 as follows:
 - a. Sign permit – Type of action (12.22.110)
 - b. Sign permit – Contents of complete application (12.22.120)
 - c. Master sign plan option (12.22.100)
 - d. Temporary signs – registration process (12.22.125)

- e. Nonconforming use and discontinuation of use (12.22.140)
- f. Sign variance criteria (12.22.150)
- 5. Requirements applicable to all signs (12.22.130) in Chapter 12.22 shall be applicable to all signs listed in this Section.
- 6. Allowable Sign Area: For each establishment, two square feet of total sign area shall be allowed for each linear foot of street frontage. This standard shall be known hereafter as the Linear Frontage Ratio. Unless otherwise noted, all signs (including temporary signs) shall count toward the total sign area permitted based on the Linear Frontage Ratio.
 - a. For multi-tenant buildings, each establishment shall be calculated individually.
 - b. For corner establishments, each facade shall be calculated individually.
 - c. Permitted sign area based on the linear frontage of one establishment or façade shall not be placed on another establishment or facade.
 - d. A double-faced sign with parallel planes, back-to-back, not more than 24 inches apart, shall count as a single sign, and only one side shall be counted for the total area.
- 7. Changeable copy signs shall not be permitted, except as a permitted time and temperature sign, as part of a permitted marquee sign, or as an indoor sign contained within a cinema, theatrical, or museum ticket office.
- 8. In the event that a sign falls under more than one sign definition found within this Section, the more restrictive sign regulations shall apply.
- 9. All issues not specifically addressed herein shall be addressed pursuant to Chapter 12.22, “Signs” of the Bothell Municipal Code.
- 10. In the event of a conflict between this Section and any other City code, the provisions of this Section shall apply.

C. GUIDELINES

- 1. In general, natural construction materials such as wood, metals, ceramic, glass, and stone should be used for visible components of signs. Synthetic materials should only be used if they are designed to be indistinguishable from the recommended natural materials, or if they have a secondary or minor visual presence. Large plastic panels are strongly discouraged. Materials subject to yellowing from light exposure or age such as polycarbonate should not be used.
- 2. Internally illuminated “can” signs consisting of rectangular enclosures with large translucent plastic sign faces should not be used. If used, one of the following treatments should be applied:
 - a. A sheet metal or opaque sign surface with letters “cut out” so that only letter shapes or outlines are illuminated from within by translucent surfaces;
 - b. A color scheme of translucent panels with dark colored background with light colored letters.

- 3. Recommended exposed and non-exposed illumination (light source) types include incandescent, halogen, neon, warm-white encapsulated compact fluorescent, warm-white encapsulated induction lamps, and LED light sources. Exposed spiral-tube compact fluorescent, induction, fluorescent tube, metal halide, and cold-cathode light sources should only be used for non-exposed illumination, i.e. where lamps are shielded from view. High pressure sodium and low pressure sodium light sources are not recommended due to their limited color. The use of energy-efficient illumination sources is recommended.
- 4. For legibility, contrasting colors should be used for the color of the background and the color of the letters or symbols. Light letters on a dark background or dark letters on a light background are most legible.
- 5. Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
- 6. Fluorescent colors should not be used as predominant colors in permanent signs or on their structural supports (except as required for municipal traffic and public safety signs). When fluorescent colors are used as part of temporary signage, they should be limited to 10 square feet of sign area per façade per establishment.
- 7. Sign design, including color, should be appropriate to the establishment, conveying a sense of what type of business is being advertised.
- 8. The location of all permanent signs should be incorporated into the architectural design and composition of the building. Placement of signs should be considered an integral part of the overall facade design. Locations should be carefully composed and align with major architectural features.
- 9. Storefront signage should help create architectural variety from establishment to establishment. In multi-tenant buildings, signage should be used to create interest and variety.
- 10. All signs (including temporary signs) should present a neat and aligned appearance.
- 11. All signs (including temporary signs) should be constructed and installed utilizing the services of a professional sign fabricator.

12.64.602 SIGN TYPE REGULATIONS

A property’s permitted sign types are determined by District as shown in the Fig.12.64.602 Sign Type Regulations Chart on the opposite page. Specific restrictions are noted on the chart for a particular combination of District and Sign Type. For the purposes of this plan, the following Sign Types are established (see the summary of primary Sign Types on the opposite page):

A. SIGN TYPES

- 1. Grand Projecting Sign
- 2. Marquee Sign
- 3. Grand Wall Sign
- 4. Wall Sign
- 5. Roof Sign
- 6. Monument Sign
- 7. Freestanding Sign
- 8. Portable Sign
- 9. Blade Sign
- 10. Projecting Sign
- 11. Awning Face Sign
- 12. Awning Valance Sign
- 13. Awning Side Sign
- 14. Above Awning Sign
- 15. Under Awning/Canopy Sign
- 16. Canopy Fascia Sign
- 17. Above Canopy Sign
- 18. Café Umbrella Sign
- 19. Recessed Entry Sign
- 20. Window Sign
- 21. Building Identification Canopy Fascia Sign
- 22. Building Identification Wall Sign
- 23. Building Identification Window Sign
- 24. Storefront Operation Window Signs
- 25. Time and Temperature Sign
- 26. Temporary Window Sign
- 27. Temporary Wall Sign

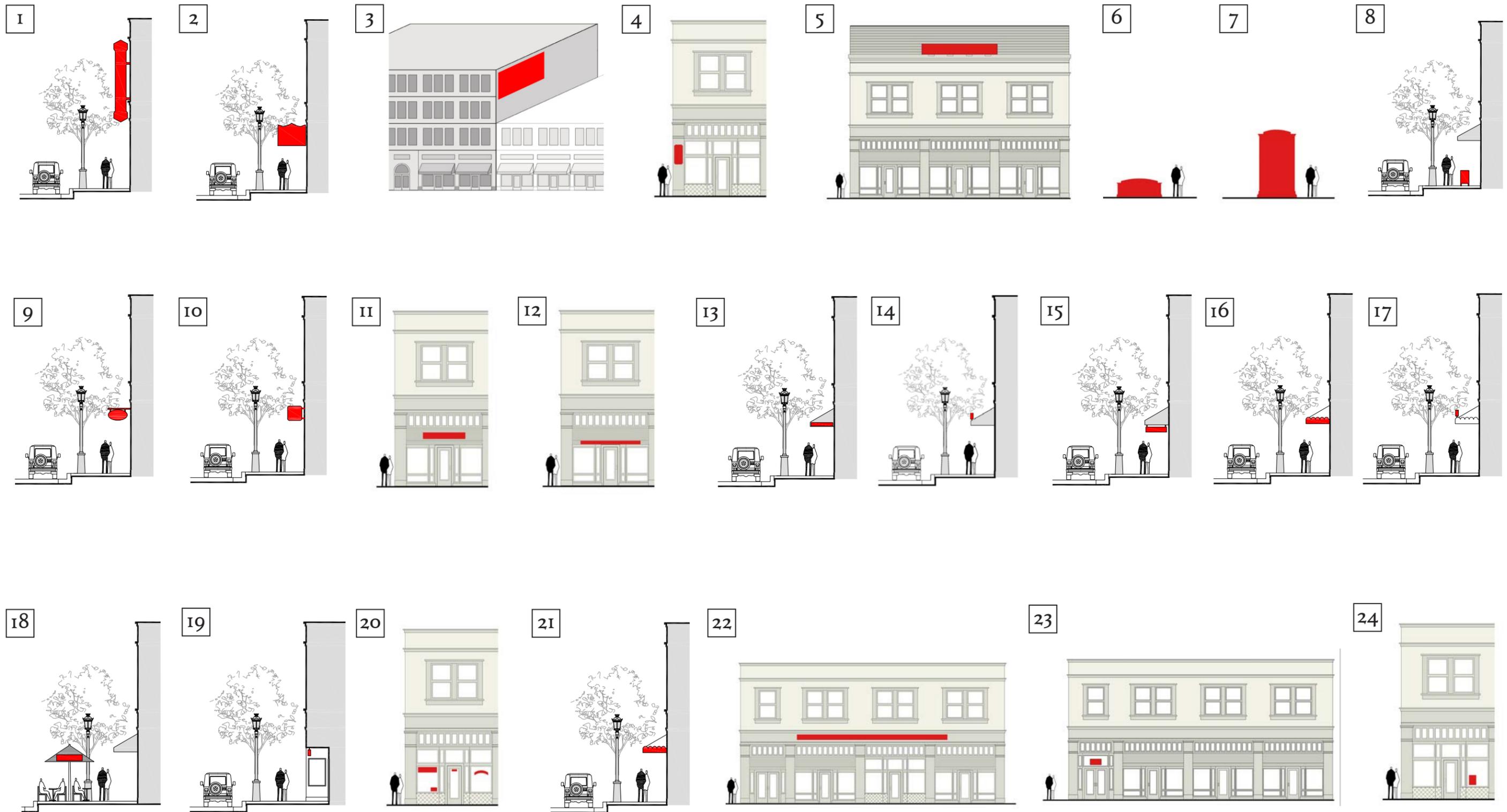
Requirements and Guidelines for each Sign Type are listed on the pages that follow.

12.64.602 SIGN TYPE REGULATIONS CHART

12.64.100.Districts	12.64.101 Downtown Core	12.64.102 Downtown Neighborhood	12.64.103 Downtown Transition District	12.64.104 SR 522 Corridor	12.64.105 General Downtown Corridor	12.64.106 Sunrise/Valley View Neighborhood	12.64.10 Park and Public Open Space
1 - Grand Projecting Sign	permitted	---	---	---	---	---	---
2 - Marquee Signs	permitted	---	---	---	---	---	---
3 - Grand Wall Sign	permitted	---	---	---	---	---	---
4 - Wall Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
5 - Roof Sign	permitted	permitted	---	permitted	permitted	---	permitted
6 - Monument Sign	---	permitted (S1)	permitted (S1)	permitted (S2)	permitted (S2)	permitted (S1)	permitted (S2)
7 - Freestanding Sign	(C1)	(C1)	---	(C2)	(C2)	---	permitted
8 - Portable Sign	permitted	permitted	---	---	---	---	---
9 - Blade Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
10 - Projecting Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
11 - Awning Face Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
12 - Awning Valance Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
13 - Awning Side Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
14 - Above Awning Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
15 - Under Awning / Canopy Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
16 - Canopy Fascia Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
17 - Above Canopy Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
18 - Café Umbrella Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
19 - Recessed Entry Sign	permitted	permitted	permitted	permitted	permitted	permitted	permitted
20 - Window Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
21 - Building Identification Canopy Fascia Sign	permitted	permitted	permitted	permitted	permitted	permitted	permitted
22 - Building Identification Wall Sign	permitted	permitted	permitted	permitted	permitted	permitted	permitted
23 - Building Identification Window Sign	permitted	permitted	permitted	permitted	permitted	permitted	permitted
24 - Storefront Operation Window Sign	permitted	permitted	permitted	permitted	permitted	---	permitted
25 - Time and Temperature Sign	permitted	permitted	---	permitted	permitted	---	permitted
26 - Temporary Window Sign	permitted	permitted	permitted	permitted	permitted	permitted	permitted
27 - Temporary Wall Sign	permitted	permitted	permitted	permitted	permitted	permitted	permitted

Legend:

---	: Not Permitted
Permitted:	These signs are allowed, by right, as indicated.
(C1):	Signs are provisionally permitted on the rear street frontage of anchor buildings with surface parking lots on Downtown Core and contiguous Downtown Neighborhood sites.
(C2):	Signs are permitted at corridor frontage parcels only
(S1):	36 square feet maximum sign area
(S2):	50 square feet maximum sign area



GRAPHIC SUMMARY OF PRIMARY SIGN TYPES (SEE FOLLOWING PAGES FOR DESCRIPTION OF ALL SIGNS, INCLUDING TYPES 25, 26, AND 27)

1. Grand Projecting Sign

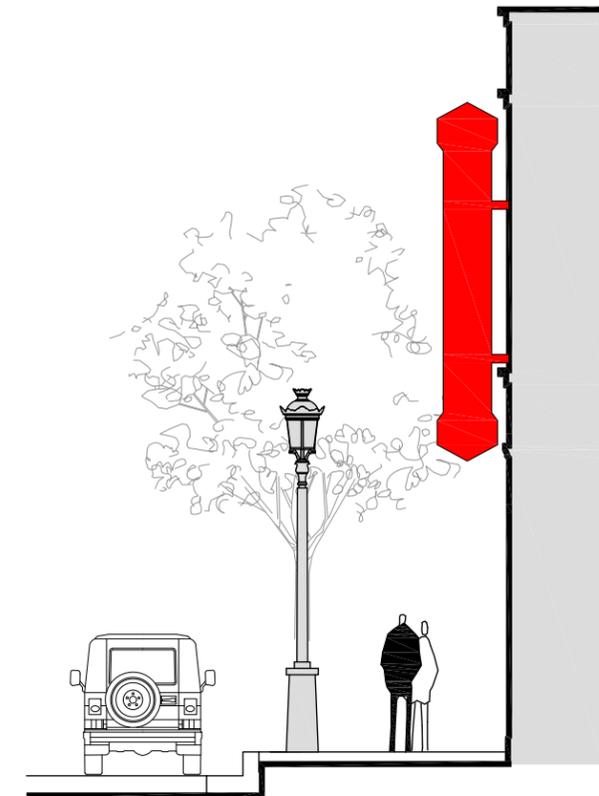
Grand Projecting Signs are tall, vertically oriented signs which project from the building perpendicular to the façade and which are structurally integrated into the building.

- a. Requirements
 - i. Only one Grand Projecting Sign shall be permitted per establishment.
 - ii. The area of Grand Projecting Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iii. Grand Projecting Signs shall be no taller than 30 feet from the bottom-most part of the sign to the tallest part of the sign.
 - iv. Only the following types of establishments may use animation on Grand Projecting Signs: night clubs, movie theaters, and live performance theaters with a capacity of greater than 200 persons. Grand Projecting Signs may be animated signs, in which animation shall consist of flashing or chase lights only; light sources shall be of incandescent, neon, or LED type only. Flashing xenon “strobe” lights and rotating lights shall not be permitted.
 - v. Grand Projecting Signs shall project no more than 6 feet from the façade of the building.
 - vi. No portion of a Grand Projecting Sign shall be lower than 12 feet above the level of the sidewalk or other public right-of-way over which it projects.
 - vii. Letter width shall not exceed two-thirds of the sign width.
 - viii. No portion of a Grand Projecting Sign shall extend more than 10 feet above the roofline.
 - ix. Grand Projecting Signs shall be no more than 2 feet wide.
 - x. The total area of all faces of a grand projecting sign shall not exceed 400 square feet.
- b. Guidelines
 - i. As prominent “landmark” features, the position of Grand Projecting Signs should be architecturally composed relative to important features of the building’s façade design – for example, located symmetrically within the façade, or aligned with the primary entrance.
 - ii. Exposed materials used in Grand Projecting Signs should be metal and paint only.
 - iii. Grand Projecting Signs should be illuminated by exposed neon tube illumination, exposed incandescent bulb illumination, and/or LED illumination only.
 - iv. Letters should be oriented right-side-up and stacked in a single upright row with the first letter being at the top of the sign and the last letter being at the bottom.

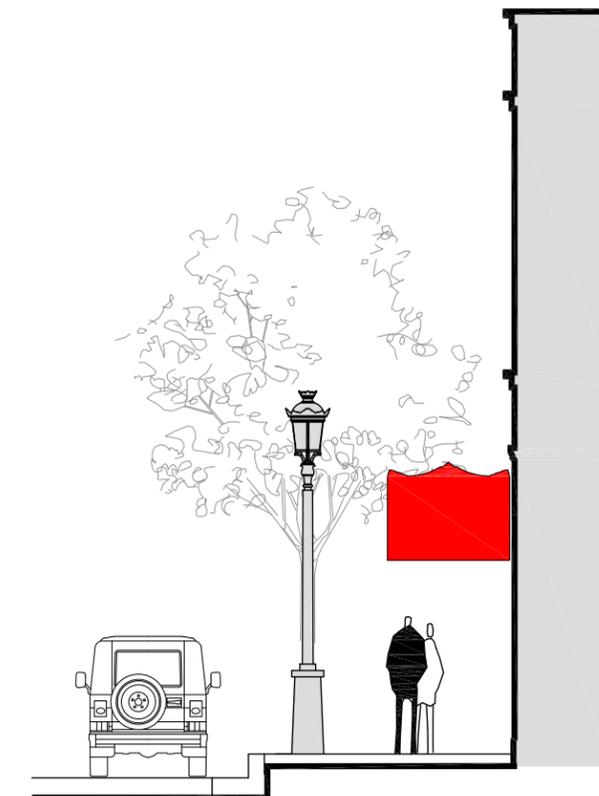
2. Marquee Sign

Marquee Signs are large, canopy-like structures mounted over the entrance to a theater that include one or more changeable copy sign panels.

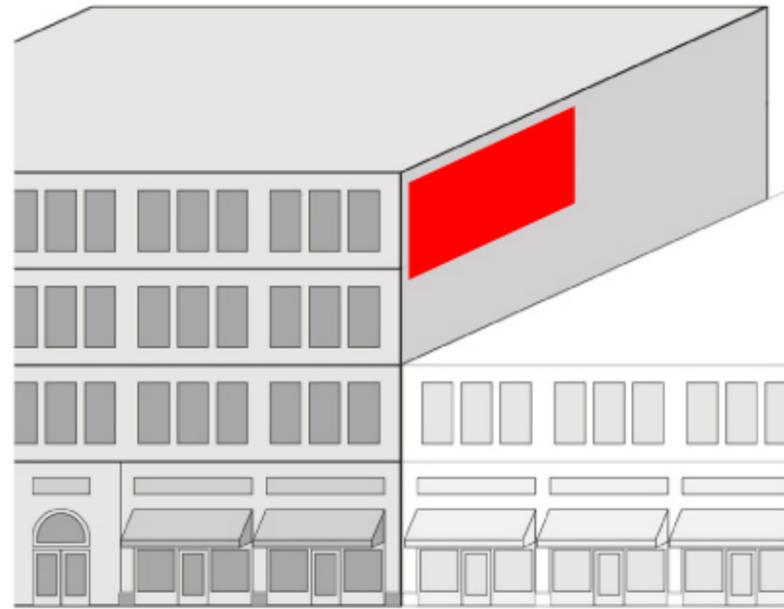
- a. Requirements
 - i. Marquee Signs shall be permitted only at movie theatres, live performance theatres, or night clubs - with a capacity of 200 persons or greater.
 - ii. Marquee Signs shall only be located directly above the primary public entrance of the theatre.
 - iii. Only one Marquee Sign shall be permitted per establishment.
 - iv. The area of Marquee Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - v. Marquee Signs shall have no more than three faces. The total area of all faces of a marquee sign shall not exceed 400 square feet.
 - vi. Marquee Signs may be animated signs, in which animation shall consist of flashing or chase lights only; light sources shall be of incandescent, neon, or LED type only. Flashing xenon “strobe” lights and rotating lights shall not be permitted.
 - vii. Marquee signs shall project no more than 12 feet from the façade of the building.
 - viii. No portion of a Marquee sign shall be lower than eight feet above the level of the sidewalk or 14 feet above any other public right-of-way over which it projects. The lowest height of a Marquee Sign shall not be less than ~~the~~ the maximum projection from the building facade.
- b. Guidelines
 - i. Exposed materials used in Marquee Signs should be metal and paint only, with the exception that plastic may be used for changeable copy sign panels.
 - ii. Marquee Signs should be illuminated by exposed neon tube illumination, exposed incandescent bulb illumination, and/or LED illumination only, with the exception that changeable copy sign panels may use internal illumination.



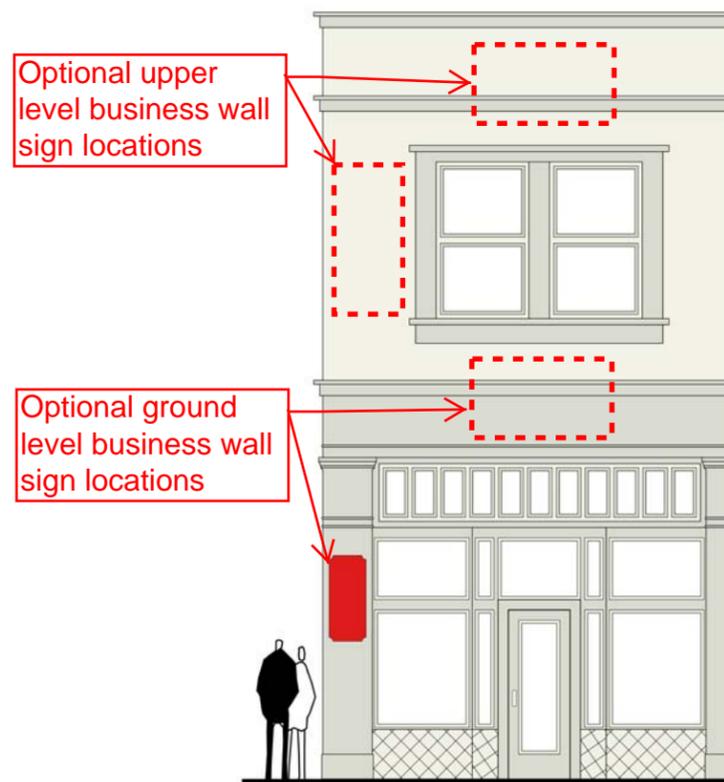
GRAND PROJECTING SIGN



MARQUEE SIGN



GRAND WALL SIGN



WALL SIGN

3. Grand Wall Sign

Grand Wall Signs are large signs located on, and parallel to, large-~~unfenestrated windowless~~ building wall areas.

- a. Requirements
 - i. Grand Wall Signs shall only be located on ~~unfenestrated windowless~~ wall areas of two-one thousand (21,000) square feet in size or greater. Contiguous wall areas along a building façade in a similar plane may be used to meet this requirement.
 - ii. Only one (1) Grand Wall Sign shall be permitted per establishment per façade.
 - iii. The area of Grand Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iv. The total area of a Grand Wall Sign shall not exceed one-thousand eight hundred (1,0800) square feet or twenty-five percent (25%) of the total wall area, whichever is less.
 - v. Grand Wall Signs shall project no more than one (1) foot from the façade of the building.
- b. Guidelines
 - i. Materials used in Grand Wall Signs should be wood, ceramic, metal, or paint only.
 - ii. Grand Wall Signs should be illuminated by external illumination only.

4. Wall Sign

Wall Signs are signs which are located on, and parallel to, a building wall.

- a. Requirements
 - i. Unless otherwise noted, Wall Signs will count toward total allowed sign area.
 - ii. Wall Signs shall only be permitted for non-residential uses ~~with a dedicated ground floor entrance.~~
 - iii. Wall Signs shall only be mounted on a wall area below the second floor window sill level for ground floor uses. Upper level signs may be mounted on wall area of the floor of the use, extending to the window sill level of the floor above. Wall Signs for one-story buildings and for uses on the top floor of multistory buildings may extend to the top of the wall or parapet.
 - iv. No Wall Sign shall exceed 150 square feet in size.
 - v. Animated Wall Signs may be used only at the following types of establishments: night clubs, movie theaters, and live performance *(cont. to next column)*

- vi. Wall Signs shall project no more than one foot from the façade of the building. Projecting signs shall be designed to avoid any hazard to pedestrians.
- vii. Menu or Menu Case Wall Signs: Discrete wall-mounted signs or sign cases containing restaurant menus:
 - (A) Shall be mounted at the ground floor façade of a restaurant or café with indoor or outdoor seating.
 - (B) Shall be limited to the size of two pages of the menu utilized by the restaurant plus the frame.
 - (C) Shall not protrude more than four inches from the façade. Lettering shall not exceed 2 inches in height.
 - (D) Shall not exceed one sign or sign case per façade.
 - (E) Shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - (F) Shall be illuminated by indirect illumination only.
- viii. Barber poles:
 - (A) Any barber shop shall be entitled to display one barber pole in addition to other permitted signs.
 - (B) Barber poles may be internally illuminated and may be mechanically rotated.
 - (C) Shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- b. Guidelines
 - i. Exposed materials used in wall signs should be wood, ceramic, metal, and paint only. Exception - movie theaters or live performance theaters with a capacity of greater than 200 persons may use plastic for changeable copy sign panels. Wall signs may also be painted directly onto the façade of the building or inscribed into the façade of the building.
 - ii. Wall signs should be illuminated by external, exposed neon tube, exposed incandescent bulb, exposed LED, or halo illumination only. Internally illuminated “can” signs with large translucent plastic panels should not be used.
 - iii. Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut out from the sign panel.

5. Roof Sign

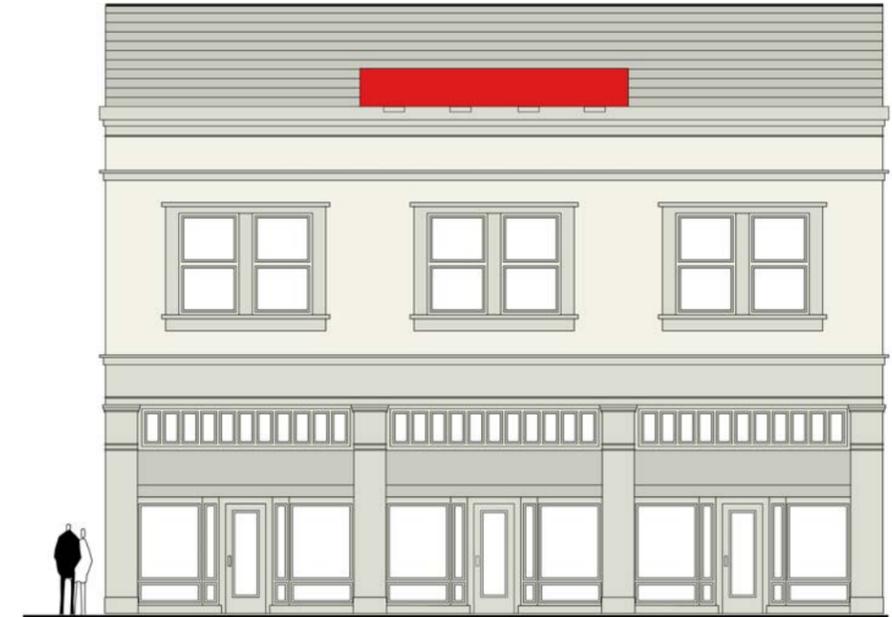
Roof Signs are signs which are erected on a roof and are completely supported by the building.

- a. Requirements
 - i. Roof Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. Roof Signs ~~shall only be permitted at sloping roofs. They~~ shall not exceed a maximum height of four feet above the ~~eave peak~~ eave peak of the roof or parapet, but in no case shall any part of the sign be higher than the ~~peak of the roof building height limit~~.
 - iii. No Roof Sign shall exceed 40 square feet in size.
 - iv. Roof Signs shall not project beyond the façade of the building.
- b. Guidelines
 - i. Exposed materials used in Roof Signs should be wood, metal, and paint only.
 - ii. Roof Signs should be illuminated by external, halo, or exposed neon tube illumination only. Internally illuminated “can” signs with large translucent plastic panels should not be used.

6. Monument Sign

Monument Signs are signs which are mounted on the ground and are flush or have a clearance from the ground of not more than two feet, and supported by a solid base, one or more uprights, braces, columns poles, or similar structural components.

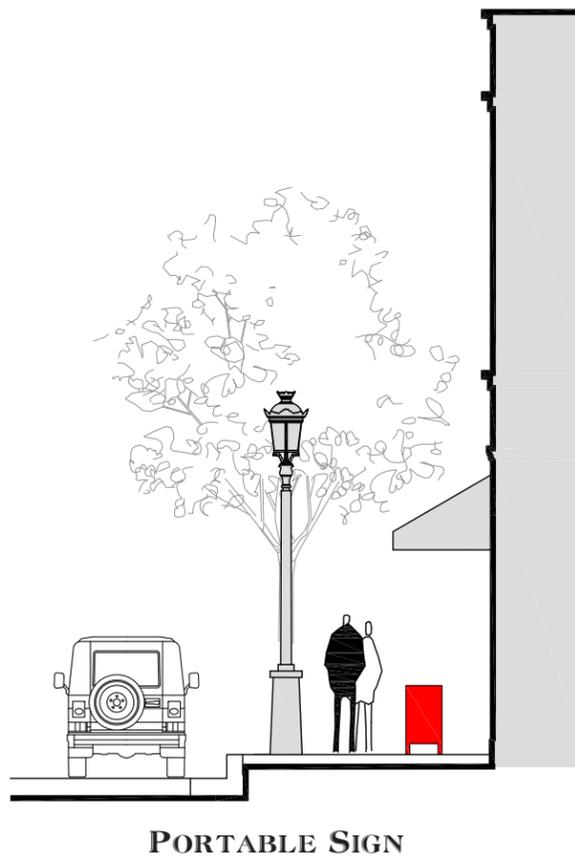
- a. Requirements
 - i. Monument Signs shall only be permitted for non-residential or multifamily residential uses with a dedicated ground floor entrance.
 - ii. Monument signs shall not have more than two faces.
 - iii. Monument Signs shall not exceed a maximum height of six feet above grade.
 - iv. Monument Signs shall not exceed 36 square feet maximum area or 50 square feet maximum area according to district zone location (see 12.64.602 Sign Type Regulations Chart).
 - v. The sign area of a Monument Sign shall apply towards the Linear Frontage Ratio.
 - vi. “Pole signs” (i.e. a single or double unornamented pole support design topped by a “can” sign typical of a “commercial strip”) are prohibited.
- b. Guidelines
 - i. The architectural design of a Monument Sign should be an extension of the building’s architecture, or strongly complementary to the building’s architecture in form, materials, and color. For example, it may have elements defining a base, shaft, and top; or sign supports may incorporate ornamental components into an integrated architectural composition.
 - ii. Exposed materials used in Monument Signs should be wood, metal, stone, brick, concrete (including precast and GFRC), and/or paint. Plastics should not be used.
 - iii. Monument Signs should be illuminated by external or halo illumination only. Internally illuminated “can” signs with large translucent plastic panels should not be used.
- c. Signs are provisionally permitted on the rear street frontage of anchor buildings with surface parking lots on Downtown Core and contiguous Downtown Neighborhood sites, and on the front side of anchor developments that reuse existing buildings that are set back from the street frontage.



ROOF SIGN



MONUMENT SIGN



7. Freestanding Sign

Freestanding Signs are permanently mounted signs not attached to a building, in which signs are constructed on or are affixed to the ground by exposed or concealed columns, poles, or similar structural components.

- a. Requirements
 - i. Freestanding Signs shall be permitted only in the SR 522 Corridor and General Downtown Corridor for parcels with at least 330 lineal feet of frontage and provisionally in the Downtown Neighborhood District (see [page 87 12.64.602.A Sign Type Regulations Chart](#)).
 - ii. Freestanding Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - iii. The maximum height of a freestanding sign shall be 15 feet.
 - iv. Freestanding Signs shall not exceed 50 square feet in area per face.
 - v. The sign area of a Freestanding Sign shall apply towards the Linear Frontage Ratio.
 - vi. “Pole signs” (i.e. a single or double unornamented pole support design topped by a “can” sign typical of a “commercial strip”) are prohibited.
 - vii. Sign location: no freestanding sign may be erected closer than ~~15~~ **10** feet to any **adjacent** property line or closer ~~than 14~~ to any driveway, alley, or vehicular access **than will provide adequate sight lines**.
- b. Guidelines
 - i. A Freestanding Sign within the Downtown Subarea should have an articulated architectural character and well-crafted details appropriate for the downtown. For example, it may have an architectural tower type of design, featuring enclosures defining a base, shaft, and top; or sign supports may incorporate ornamental components into an integrated architectural composition.
 - ii. The architecture and composition of a freestanding sign structure should provide visual interest and detail at both automotive and pedestrian-scale speed and perception.
 - iii. The architectural character, materials, and colors of a Freestanding Sign are recommended to be an extension of or complementary to those from the primary building(s).
 - iv. Exposed materials used in Freestanding Signs should be wood, metal, stone, brick, concrete (including precast and GFRC).
 - v. Freestanding Signs should be illuminated by external, halo, exposed neon tube, or exposed LED illumination. Internally illuminated “can” signs with large translucent plastic panels should not be used.

8. Portable Sign

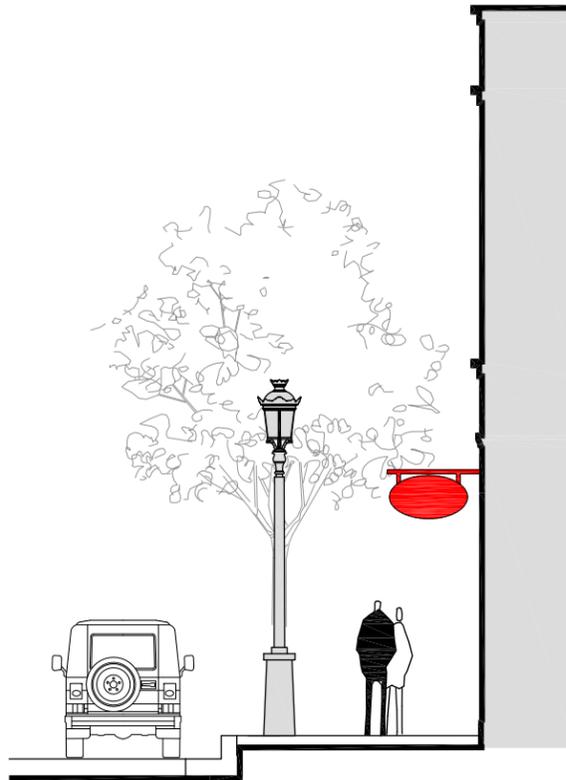
Portable signs are permitted signs used at the sidewalk frontages of ~~restaurants and cafes to display menus and special-of-the-day offerings to pedestrians;~~ **businesses** within permitted districts.

- a. Requirements
 - i. Portable Signs shall only be permitted for ~~street-fronting-ground floor food-service business~~ uses ~~with table seating and a dedicated-ground floor entrance~~ within designated District Zones.
 - ii. One Portable Sign shall be permitted per business.
 - iii. A Portable Sign shall be located within the sidewalk directly in front of the business. For ground floor shopfronts located along passageways connecting to the public sidewalk, portable signs may be placed either within the passageway in front of the shopfront, or where the passageway meets the sidewalk.
 - iv. Portable signs shall not reduce the minimal legal clear sidewalk or pathway width and shall not obstruct nor divert the primary path of pedestrian travel. Portable signs shall not obstruct curbside access from transit stops, marked drop-off locations, or parked cars to the sidewalk.
 - v. Portable signs shall be limited to the following types:
 - (A) A-Frame signs:
 - (1) Height – three feet maximum above grade.
 - (2) Area – maximum area six square feet per face.
 - (B) Portable menu stand:
 - (1) Height – four feet maximum above grade.
 - (2) Area – Shall be limited to the size of two pages of the menu utilized by the restaurant plus the frame
 - vi. Portable Signs shall be stored indoors by the business after hours of operation.
- b. Guidelines
 - i. Exposed materials used in Portable Signs should be wood, metal, slate, and paint only. Plastic should not be used.
 - ii. Slate chalkboards are recommended for A-Frame Signs with writable panels; white dry-erase boards should not be used.
 - iii. If illuminated, Portable Signs should be illuminated by low brightness external illumination only.

9. Blade Sign

Blade Signs are signs which are oriented perpendicularly to the building façade and which are suspended under a bracket, armature, or other mounting device.

- a. Requirements
 - i. Blade Signs shall only be permitted for non-residential uses ~~with a dedicated ground floor entrance.~~
 - ii. Blade Signs shall only be mounted on the wall area below the second floor.
 - iii. No Blade Sign shall exceed 20 square feet in size.
 - iv. Blade Signs shall project no more than four feet from the façade of the building.
 - v. No portion of a Blade Sign shall be lower than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
- b. Guidelines
 - i. Exposed materials used in Blade Signs should be wood, metal, and paint only.
 - ii. Blade Signs should be illuminated by external illumination only.

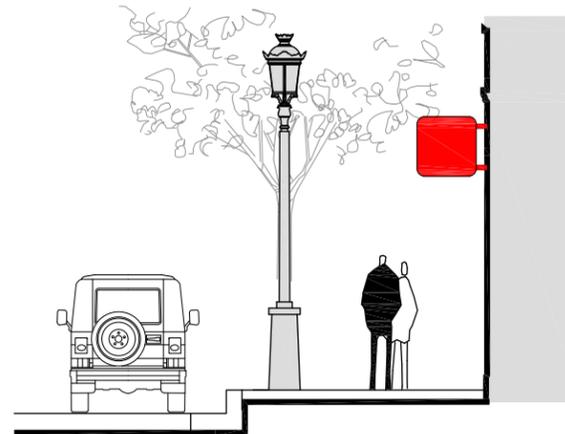


BLADE SIGN

10. Projecting Sign

Projecting Signs are cantilevered signs which are structurally affixed to the building and oriented perpendicularly to the building façade.

- a. Requirements
 - i. Projecting Signs shall only be permitted for non-residential uses ~~with a dedicated ground floor entrance.~~
 - ii. Projecting Signs shall only be mounted on wall area below the second floor window sill level for ground floor uses. Upper level signs may be mounted on wall area of the floor of the use, extending to the window sill level of the floor above. Projecting Signs for one-story buildings and for uses on the top floor of multistory buildings may extend to the top of the wall or parapet.
 - iii. No Projecting Sign shall exceed 20 square feet in size.
 - iv. Projecting Signs shall project no more than four feet from the façade of the building.
 - v. No portion of a Projecting Sign shall be lower than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
- b. Guidelines
 - i. Exposed materials used in Projecting Signs should be wood, metal, and paint only.
 - ii. Projecting Signs should be illuminated by external illumination, exposed neon tube illumination, exposed incandescent bulb illumination, exposed LED illumination, or halo illumination. Internally illuminated “can” signs with large translucent plastic panels should not be used.
 - iii. Projecting Signs incorporating a distinctive shape relating to the business are recommended, as well as signs utilizing three-dimensional and well-crafted designs.

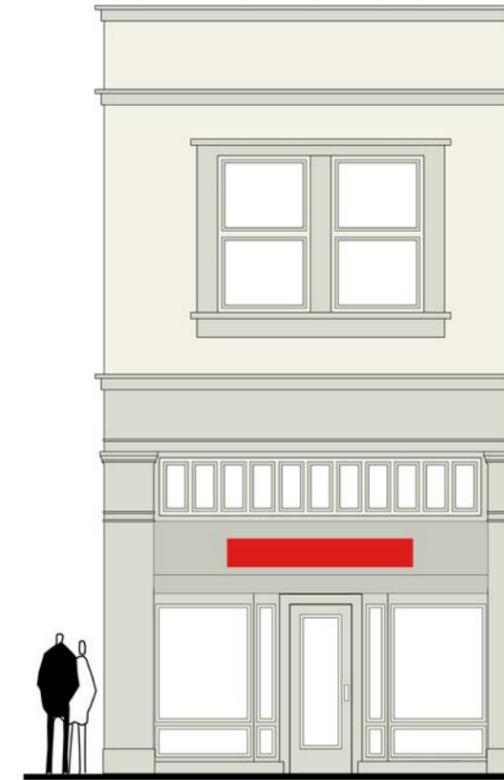


PROJECTING SIGN

11. Awning Face Sign

Awning Face Signs are signs applied to the primary face of an awning, including sloped awning faces and vertical “box” awning faces.

- a. Requirements
 - i. Awning Face Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. Awning Face Sign shall not exceed 20% of the area of the awning face.
 - iii. Awning Face Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Awning Face Sign shall be less than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
- b. Guidelines
 - i. Awning Face Signs should consist of vinyl or paint applied directly to the awning.
 - ii. Awning materials should be canvas or nylon; plastic should not be used.
 - iii. Awning Face Signs should be illuminated by external illumination only.

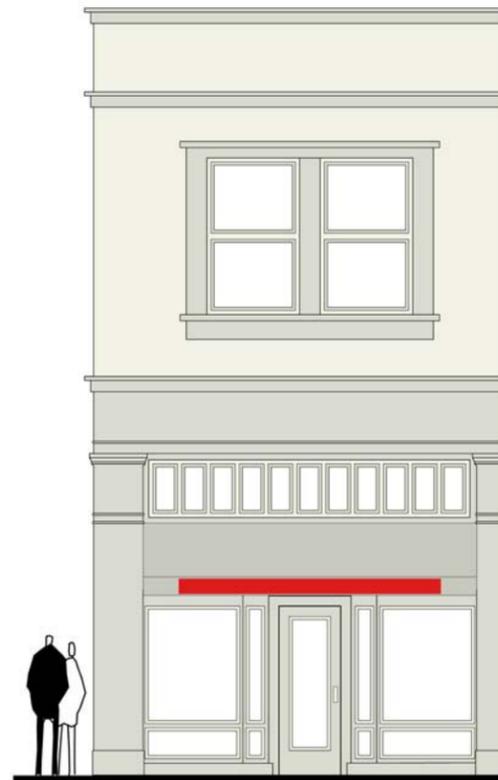


AWNING FACE SIGN

12. Awning Valance Sign

Awning Valance Signs are signs applied to the awning valance.

- a. Requirements
 - i. Awning Valance Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. Lettering for Awning Valance Signs shall ~~include one no more than two lines of lettering~~ not ~~to~~ exceed two-thirds the height of the valance or a total of 12 18 inches, whichever is less.
- b. Guidelines
 - i. Awning Valance Signs should consist of vinyl or paint applied directly to the awning.
 - ii. Awning materials should be canvas or nylon; plastic should not be used.
 - iii. Awning Valance Signs should be illuminated by external illumination only.
 - iv. Lettering for Awning Valance Signs should include no more than two lines of lettering

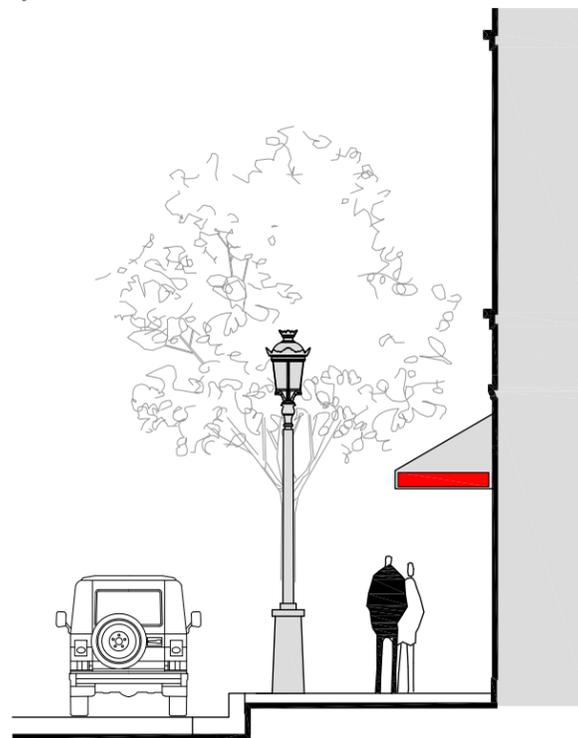


AWNING VALANCE SIGN

13. Awning Side Sign

Awning Side Signs are signs applied to the side panel of an awning.

- a. Requirements
 - i. Awning Side Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. The area of Awning Side Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - iii. Lettering for Awning Side Signs shall not exceed 12 inches in height with total sign area not to exceed 20% of the area of the awning side area.
 - iv. Awning Side Signs shall project no farther from the building than its associated awning.
 - v. No portion of an Awning Side Sign shall be less than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
- b. Guidelines
 - i. Awning Side Signs should consist of vinyl or paint applied directly to the awning.
 - ii. Awning materials should be canvas or nylon; plastic should not be used.
 - iii. Awning Side Signs should be illuminated by external illumination only.

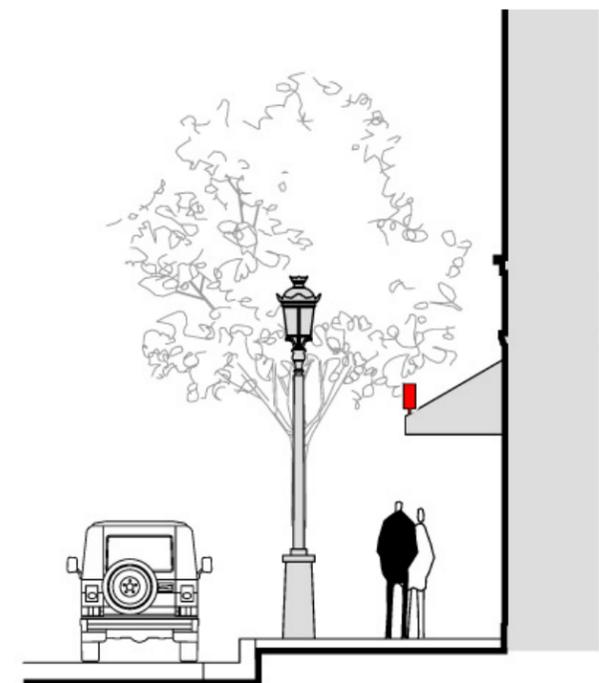


AWNING SIDE SIGN

14. Above Awning Sign

Above Awning Signs are signs which are mounted above the upper edge of a valance of an awning and oriented parallel to the building wall surface.

- a. Requirements
 - i. Above Awning Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. Above Awning Signs shall not exceed ~~one and one-half two~~ times the valance height, and width shall not exceed two-thirds of the awning width.
 - iii. Above Awning Signs shall project no farther from the building than its associated awning.
 - iv. No portion of an Above Awning Sign shall be less than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
 - v. ~~Lettering for Above Awning Signs shall include one line of lettering only.~~
- b. Guidelines
 - i. Materials used in Above Awning Signs should be wood, metal, and paint only.
 - ii. Above Awning Signs should be illuminated by external illumination only.
 - iii. Lettering for Above Awning Signs should include not more than two lines of lettering.

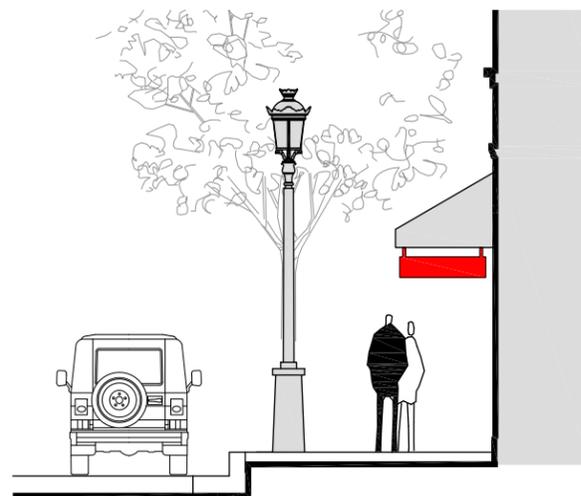


ABOVE AWNING SIGN

15. Under Awning/Canopy Sign

Under Awning/Canopy Signs are signs which are suspended under an awning or canopy, perpendicular to the building facade.

- a. Requirements
 - i. Under Awning/Canopy Signs shall only be permitted for non-residential uses ~~with a dedicated ground floor entrance.~~
 - ii. Under Awning/Canopy Signs must be located adjacent to a public entrance from a city sidewalk.
 - iii. No more than one Under Awning/Canopy Sign shall be permitted per establishment per façade.
 - iv. The area of Under Awning/Canopy Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - v. No Under Awning/Canopy Sign shall exceed three square feet in size.
 - vi. Under Awning/Canopy Signs shall project no farther from the building than the edge of its associated awning or canopy.
 - vii. No portion of an Under Awning/Canopy Sign shall be less than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
- b. Guidelines
 - i. Materials used in Under Awning/Canopy Signs should be wood, metal, and paint only.
 - ii. Under Awning/Canopy Signs should be illuminated by external illumination only.
 - iii. Under Awning/Canopy Signs incorporating a distinctive shape relating to the business are encouraged, as well as signs utilizing three-dimensional and well-crafted designs.

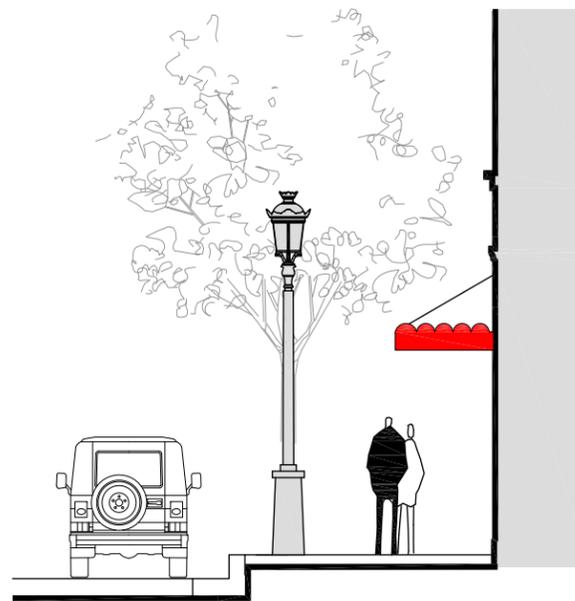


UNDER AWNING SIGN

16. Canopy Fascia Sign

Canopy Fascia Signs are signs that are mounted to the front or side fascia of a canopy, contained completely within that fascia, ~~and oriented parallel to the building wall surface.~~

- a. Requirements
 - i. Canopy Fascia Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. The height of Canopy Fascia Signs shall not exceed two-thirds the height of the fascia or ~~12~~ 18 inches, whichever is less.
 - iii. The width of Canopy Fascia Signs shall not exceed two-thirds of the canopy width.
 - iv. Canopy Fascia Signs shall project no farther from the building than its associated canopy.
 - v. No portion of a Canopy Fascia Sign shall be less than 8 feet above the level of the sidewalk or other public right-of-way over which it projects.
 - vi. ~~Canopy Fascia Signs shall consist of only one line of lettering articulated as individual letters mounted directly to the canopy.~~
- b. Guidelines
 - i. Materials used in Canopy Fascia Signs should be metal and paint only.
 - ii. Canopy Fascia Signs should be illuminated by external, halo, exposed LED, or exposed neon tube illumination only. Canopy Fascia Signs shall consist of not more than two lines of lettering articulated as individual letters mounted directly to the canopy.

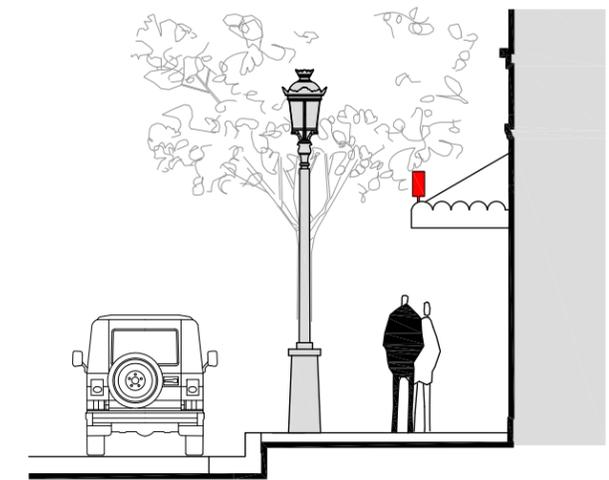


CANOPY FASCIA SIGN

17. Above Canopy Sign

Above Canopy Signs are signs which are mounted partially or entirely above the front fascia of a canopy and oriented parallel to the building wall surface.

- a. Requirements
 - i. Above Canopy Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. The height of Above Canopy Signs shall not exceed ~~one and one-half~~ two times the height of the fascia or 24 inches whichever is less.
 - iii. The width of Above Canopy Signs shall not exceed two-thirds of the canopy width.
 - iv. Above Canopy Signs are permitted only above the front fascia of a canopy.
 - v. Above Canopy Signs shall project no farther from the building than its associated canopy.
 - vi. No portion of an Above Canopy Sign shall be less than eight feet above the level of the sidewalk or other public right-of-way over which it projects.
 - vii. ~~Lettering for Above Canopy Signs shall include only one no more than two lines of lettering using individual letters only.~~
- b. Guidelines
 - i. Exposed materials used in Above Canopy Signs should be wood, metal, and paint only.
 - ii. Above Awning Signs should be illuminated by external, halo, exposed neon tube, exposed incandescent bulb, or exposed LED illumination only.
 - iii. Lettering for Above Canopy Signs should include no more than two lines of lettering using individual letters.



ABOVE CANOPY SIGN

18. Café Umbrella Sign

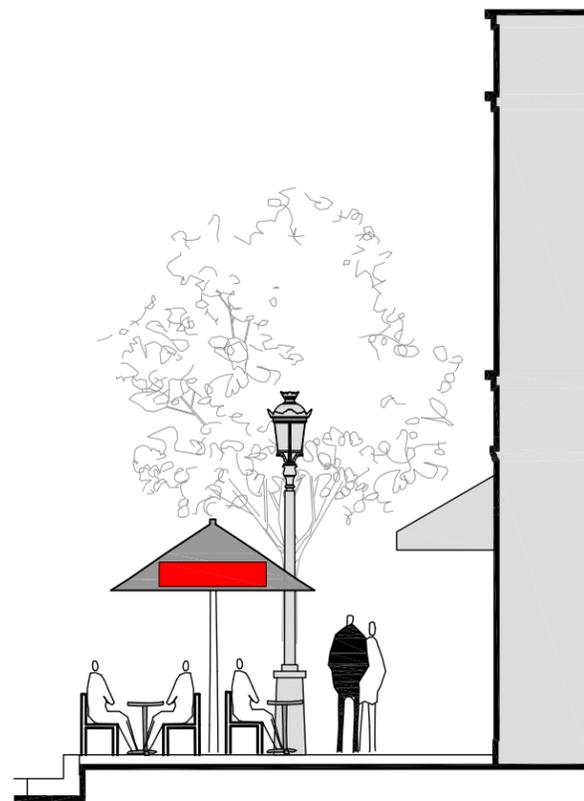
Café Umbrella Signs are signs which are applied directly to the fabric of freestanding outdoor café table umbrellas visible from public rights-of-way.

a. Requirements

- i. Café Umbrella Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
- ii. The maximum area of total signage shall not exceed 10% of the area of the umbrella surface.
- iii. The area of café umbrella signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- iv. Sign letter height shall be a maximum of six inches.
- v. A business logo shall not exceed one square foot in area.

b. Guidelines

The color combination of signs and umbrella fabric should be simple and contrasting for legibility and avoidance of visual clutter.



CAFE UMBRELLA SIGN

19. Recessed Entry Sign

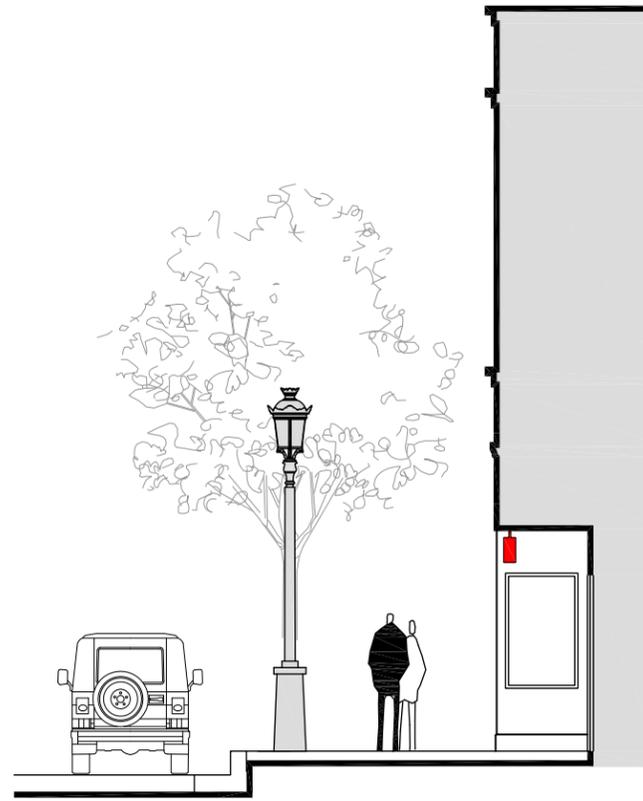
Recessed Entry Signs are signs which are oriented parallel to the building façade and which are suspended over a recessed entry.

a. Requirements

- i. Recessed Entry Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance or that share the recessed entrance.
- ii. No Recessed Entry Sign shall exceed 20 square feet in size.
- iii. Recessed Entry Signs shall not project beyond the façade of the building.
- iv. No portion of a Recessed Entry Sign shall be lower than eight feet above the level of the sidewalk.

b. Guidelines

- i. Exposed materials used in Recessed Entry Signs should be wood, metal, and paint only.
- ii. Recessed Entry Signs should be illuminated by external illumination only.



RECESSED ENTRY SIGN

20. Window Sign

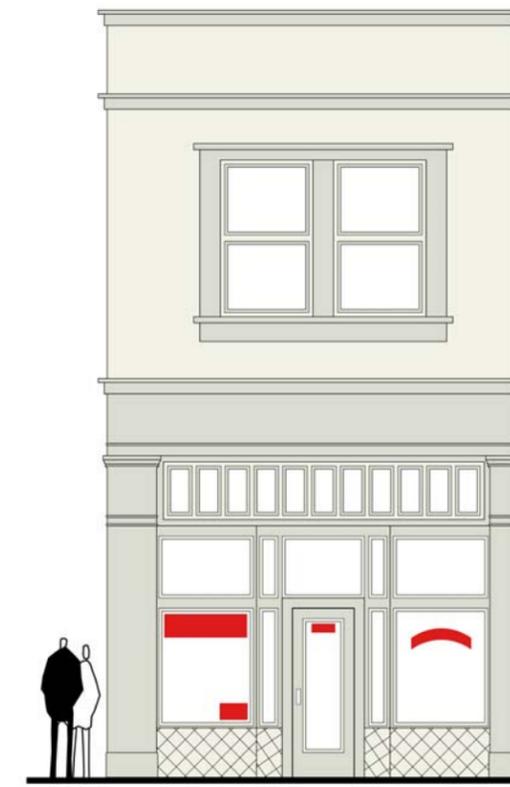
Window Signs are signs which are applied directly to a window or mounted or suspended directly behind a window.

a. Requirements

- i. Window Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
- ii. Window Signs shall be permitted on windows below the second floor level only.
- iii. No more than 15% of any individual window area shall be covered or otherwise occupied by signage.
- iv. The letter height of each Window Sign shall not exceed 12 inches.

b. Guidelines

- i. Ground floor Window Signs should consist of gold or silver leaf, vinyl, or paint applied to the glass, neon mounted or suspended behind the glass, or framed and mounted paper signs. For metallic leaf or vinyl signs, a drop shadow behind letters is recommended to increase visibility.
- ii. If illuminated, Ground floor Window Signs should be illuminated by exposed neon tube illumination only.



WINDOW SIGN

21. Building Identification Canopy **Fascia** Signs

Building Identification Canopy **Fascia** Signs ~~are signs which are mounted to the front or side fascia of a canopy, contained completely within that fascia and oriented parallel to the building wall surface and~~ which announce the name of a building may be Canopy Fascia Signs or Above Canopy Signs, as described in subsections 12.64.602.A.16 and 17 of this chapter.

a. Requirements

- i. Building Identification Canopy **Fascia** Signs shall only be permitted for non-residential or multifamily residential uses with a dedicated ground floor entrance.
- ii. Building Identification Canopy **Fascia** Signs shall be located only on the fascias of a canopy above the primary building ~~entrance and shall be located entirely within the canopy fascia.~~
- iii. Only one canopy per façade may have Building Identification Canopy **Fascia** Signs.
- iv. The area of Building Identification Canopy **Fascia** Signs shall not count towards the total sign area permitted based on linear frontage.
- v. ~~Building Identification Canopy Fascia Signs shall not exceed one line of lettering not to exceed two-thirds the height of the fascia or 12 inches, whichever is less.~~
- vi. ~~Building Identification Canopy Fascia Signs shall project no farther from the building than its associated canopy.~~
- vii. ~~No portion of a Building Identification Canopy Fascia Sign shall be less than eight feet above the level of the sidewalk or other public right of way over which it projects.~~
- viii. ~~Lettering for Building Identification Canopy Fascia Signs shall include only one line of lettering using individual letters only.~~

b. Guidelines

- i. Building Identification Canopy **Fascia** Signs should consist of metal letters, vinyl or paint applied to a canopy, or may be inscribed into the canopy.
- ii. Building Identification Canopy **Fascia** Signs should be illuminated by external illumination or halo illumination only.

22. Building Identification Wall Sign

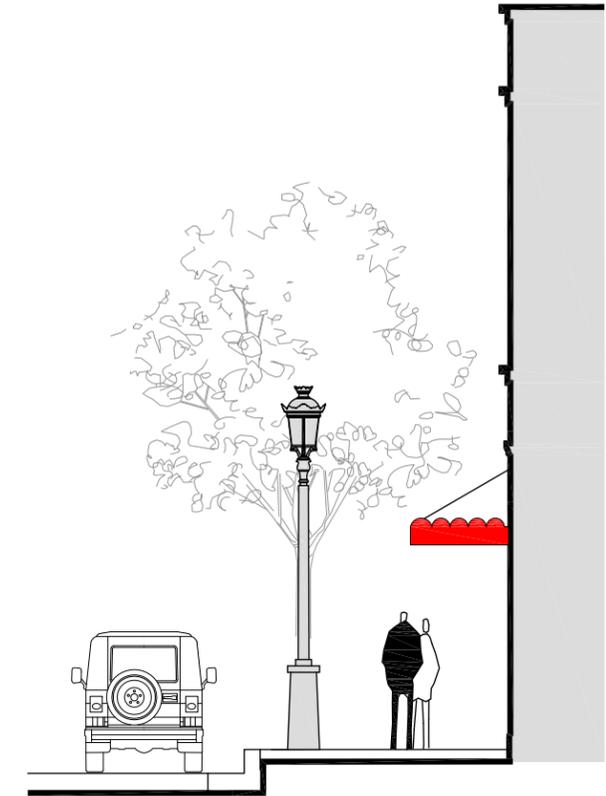
Building Identification Wall Signs are signs located on and parallel to a building wall that announce the name of a building.

a. Requirements

- i. Building Identification Wall Signs shall only be permitted for non-residential or multifamily residential uses with a dedicated ground floor entrance.
- ii. Building Identification Wall Signs shall be located only on the frieze, cornice, or fascia area of storefront level; frieze, cornice, fascia, parapet of the uppermost floor; or above the entrance to main building lobby.
- iii. Only one building identification wall sign shall be permitted per building per street-facing façade.
- iv. The area of Building Identification Wall Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
- v. Building Identification Wall Signs shall be no taller than 24 inches in height.
- vi. Building Identification Wall Signs shall project no more than 1 foot from the façade of the building.
- vii. One Building Identification Wall Sign per establishment may be substituted by a Projecting Sign meeting the requirements of subsection 12.64.602.A.10 in this chapter.

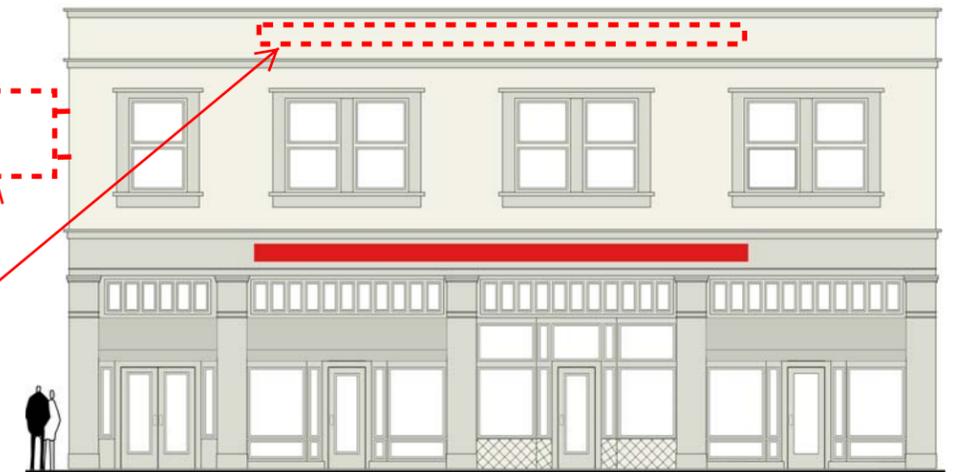
b. Guidelines

- i. Building Identification Wall Signs should be inscribed into the façade, painted onto the façade, or constructed of individual metal letters.
- ii. Building Identification Wall Signs should be illuminated by external illumination or halo illumination only.



**BUILDING IDENTIFICATION CANOPY
FASCIA SIGN**

Optional locations



BUILDING IDENTIFICATION WALL SIGN



BUILDING IDENTIFICATION WINDOW SIGN



STOREFRONT OPERATION WINDOW SIGN

23. Building Identification Window Sign

Building Identification Window Signs are signs applied directly to a window or mounted or suspended directly behind a window.

- a. Requirements
 - i. Building Identification Window Signs shall only be permitted for non-residential or multifamily residential uses with a dedicated ground floor entrance.
 - ii. Building Identification Window Signs shall only be located on a transom window above a primary entrance, or the glazed area of primary door.
 - iii. Only one Building Identification Window Sign shall be used per building per street-facing façade.
 - iv. The area of Building Identification Window Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - v. No more than 25% of any individual window area shall be covered or otherwise occupied by signage.
 - vi. The letter height of each Building Identification Window Sign shall not exceed 12 inches and must be taller than 4 inches.
- b. Guidelines
 - i. A Building Identification Window Sign should consist of vinyl, paint, or gold leaf applied to the glass only.
 - ii. A Building Identification Window Sign should be illuminated by external illumination only.

24. Storefront Operation Window Sign

Storefront Operation Window Signs consist of 1) OPEN/CLOSED signs displaying the words “OPEN” and/or “CLOSED,” suspended directly behind a storefront window, and 2) Signs displaying hours of operation of the business.

- a. Requirements
 - i. Storefront Operation Window Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
 - ii. Only one OPEN/CLOSED Sign may be used per ground-floor entrance.
 - iii. The total area of Storefront Operation Window Signs per entrance shall not exceed four square feet in size.
 - iv. The area of Storefront Operation Window Signs shall not count towards the total sign area permitted based on the Linear Frontage Ratio.
 - v. Illuminated Storefront Operation Window Signs may be illuminated by exposed neon tube or LED illumination only.
- b. There are no Storefront Operation Window Sign Guidelines

25. Time and Temperature Sign

Time and Temperature Signs display time with a dial clock face or a light-emitting digital display, and temperature with a light-emitting digital display.

a. Requirements

- i. Time and Temperature Signs shall only be permitted for non-residential uses with a dedicated ground floor entrance.
- ii. One time and/or temperature sign shall be permitted per business.
- iii. Time and temperature signs shall occur as or be incorporated as part of one of the following permitted sign types listed within this section:
 - (A) Grand Projecting signs.
 - (B) Marquee signs.
 - (C) Wall mounted signs.
 - (D) Monument signs.
 - (E) Freestanding signs.
 - (F) Blade signs.
 - (G) Projecting signs.
- iv. Time and temperature signs shall not include other digital displays or animation.

b. Guidelines

Time and Temperature signs should be illuminated by external, internal, exposed incandescent, exposed LED, and/or exposed neon tube illumination only.

26. Temporary Window Sign

Temporary Window Signs are signs which are applied directly to a window or mounted or suspended directly behind a window and are designed, constructed and intended for display on private property for a period of not more than 60 days in any one-year period. Examples include “grand opening,” “special sale,” and seasonal signage.

a. Requirements

- i. Temporary Window Signs shall be located only on ground floor windows on building facades which face a public street or a parking lot.
- ii. Temporary Window Signs may not exceed six square feet in size.
- iii. Temporary Window Signs shall not cause the total amount of the window area covered with signage to exceed 25%.
- iv. Temporary Window Signs which satisfy the above standards and General Standards do not require a permit.

b. Guidelines

- i. Temporary Window Signs should be constructed of paint applied directly to the glass or paper/cardboard signs placed behind the glass.
- ii. Temporary Window Signs should not be illuminated.

27. Temporary Wall Sign

Temporary Wall Signs which are located on, and parallel to, a building wall and are designed, constructed, and intended for display on private property for a period of not more than ~~90~~ 60 consecutive days per year, except that real estate signs may be allowed for one additional day per unit for initial leasing of multifamily developments. Examples include “grand opening,” “special sale,” and seasonal temporary banner signage for commercial uses; and “coming soon,” “for sale” or “for lease” for real estate signage. Signs shall be maintained in good condition and replaced if damaged.

a. Standards

- i. Temporary Wall Signs shall only be mounted on a wall area below the second floor level which faces a public street or a parking lot.
- ii. A maximum of one Temporary Wall Signs is allowed per building per street-facing façade-establishment.
- iii. Temporary Wall Signs shall not exceed 32 square feet in area.
- iv. Temporary Wall Signs shall project no more than 1 foot from the façade of the building.

b. Guidelines

- i. Materials used in Temporary Wall Signs should consist of a flexible vinyl material with grommet holes installed around the edges to accommodate attachment to a building.
- ii. Temporary Wall Signs should not be illuminated.

GLOSSARY

This glossary sets forth definitions of certain words or phrases used in this Code in order to promote consistency and uniformity in their usage, thereby facilitating the interpretation of this Plan and Regulations. The meaning and construction of words and phrases as set forth in this chapter shall apply throughout the Plan and Regulations unless the context clearly indicates otherwise. Definitions contained in the city's Municipal Code shall be applicable except when in conflict with definitions contained in this chapter or elsewhere in this Code, in which case this Code's definitions shall prevail.

Accessory Building:

A building or structure which is located on the same lot as, and is customarily incidental and subordinate in building mass and use to, the Primary Building. Typically accessory building uses include vehicular parking, storage of lawn and garden equipment, storage of household items, playhouses, and greenhouses.

Active Living Spaces:

Habitable spaces such as dining rooms, living rooms, or bed rooms that accommodate living activities.

Active living spaces do not include kitchens, bathrooms, partially submerged basements, or utility spaces.

Alley:

A vehicular way located within a block to the rear of parcels providing access to service areas and parking, and often containing utility easements.

Alley Setback:

The required minimum distance from an alley's right-of-way to any building.

Articulation:

The use of architectural elements to create breaks in the horizontal and vertical surfaces or masses of buildings.

Average Finished Grade

Average finished grade means the elevation determined by averaging the highest and lowest elevations of a parcel, building site or other defined area of land after final grading.

Back-of-Sidewalk:

The edge of a sidewalk that is furthest from a street's curb.

Belt Course:

A contrasting horizontal layer of stones, bricks, tile, etc. in a wall.

Block:

An aggregate of land, including parcels, passages, rear lanes and alleys, bounded by streets or railroad rights-of-way. A passage, rear lane, or alley does not constitute the boundary of a Block.

Block Perimeter:

The total length of the public rights-of-way along all block faces.

Building:

A relatively permanent, enclosed structure having a roof. Buildings include both habitable and inhabitable structures (e.g. parking structures).

Building Composition:

A building's spatial arrangement of masses and architectural elements in relation to each other and the building as a whole.

Building Disposition:

The placement and orientation of a building or buildings on a parcel.

Building Envelope:

The maximum space a building or buildings may occupy on a parcel.

Building Function:

The uses accommodated by a building and its lot.

Building Height:

The vertical extent of a building measured in feet and stories, not including a raised basement or a habitable attic.

Building Mass:

Part or all of a building's three dimensional bulk.

Building Orientation:

The direction that the primary building facade of a building faces.

Building Placement:

The location of a building on a parcel.

By Right Permit:

A proposal for a building or community plan that complies with this code and may thereby be processed administratively, without public hearing.

Carriage House:

A separate, detached, complete housekeeping unit with kitchen, sleeping and full bathroom facilities, located on the same parcel as a Primary Building but subordinate in size.

Commercial Clerestory Windows:

A continuous horizontal row of smaller window panes above a larger plate-glass storefront window, usually located above eye level and below the top of the first floor. At ground floor shopfronts with tall ceilings (to 14 feet), they serve to introduce daylight deeper into the shop. They are a characteristic feature of late 19th and early 20th Century commercial architecture that continues today.

Community Development Director/Designee:

The head of a Bothell Community Development Department or other individual designated by said official who has the authority to make decisions regarding the implementation of the regulations within this plan.

Context:

Physical surroundings, including a combination of architectural, natural and civic elements that establish a specific district, neighborhood, or block character.

Anchor development:
A development with at least 30,000 square feet of retail uses including at least one anchor retail of at least 10,000 square feet.

Cornice:

A protruding horizontal decorative molding at the top of a facade or architectural feature.

Corridor:

The combination of all elements that characterize a roadway. This consists of all elements within the public right-of-way/street (the vehicular realm or thoroughfare, and the pedestrian realm or public frontage) as well as each adjacent property's private frontage.

Curtain Wall (Window Wall):

A curtain window wall is a system where a wall of windows is hung on the building structure, usually from floor to floor.

District Zone:

An area as defined in the District Zones Map whose urban form has a unique character within the Plan Area. The range of District Zones forms the basic organizing principle for the Plan's regulations.

District Zones Map:

The map that designates District Zones and determines which regulations within this document apply to each property within the Plan Area.

Driveway:

A vehicular lane within a parcel, usually leading to a garage or parking area.

Dwelling Unit:

Any building or portion thereof that contains living facilities including all of the following: provisions for sleeping, a kitchen, and sanitation for not more than one family.

Enfront:

To be located along a frontage line.

Entrance or Entry

A point of pedestrian access into a building.

Facade (street facade, side facade, rear facade, river facade):

The exterior wall of a building.

Facade Offset:

A plane break where a portion of the facade steps back a sufficient distance in order to break the building into smaller volumes.

Front Entrance:

The main point of pedestrian access into a building.

Finished Grade.

The ground elevation at any point after final grading.

Front Street:

The street that a building's primary entrance is oriented towards.

Front Yard:

The area that results from a front yard setback.

Front Yard Setback:

The distance or range of distances (expressed in both minimum and maximum) required from the back-of-sidewalk to the primary building facade along a street.

Frontage Coverage:

The minimum percentage of the length of the frontage coverage zone that shall be occupied by the street facade of the primary building.

Frontage Coverage Zone:

The space between the minimum and maximum front yard setback lines and the minimum side yard (or front yard) setback lines.

Frontage Line:

A property line that coincides with the corridor public right-of-way.

Frontage Type:

A specific configuration of elements that define how public or private frontages may be designed.

Garage:

An accessory building used for vehicular parking with no internal circulation.

Guidelines:

Principles that provide direction regarding the preferred method of addressing specified design considerations. Conformance with guidelines is recommended but not required.

Historic Resource:

A building, site or feature that is a local, state, or national historic landmark.

Home Occupation:

An occupation conducted at a premises containing a dwelling unit as an incidental use by the occupant of that dwelling unit.

House Scale:

To be roughly equivalent in size and mass to a detached single family house.

Human Scale:

To have the size, height, bulk, massing, or detailing that creates a comfortable visual relationship to the size of the human body.

Liner Building/Uses:

A portion of a building, with distinct, habitable uses located along a property frontage such that it conceals the larger building behind. Typically, liner uses are located along parking garages or large format/anchor retail buildings.

Lug Sill:

An exterior protruding window sill that is longer than the width of the window opening.

Multi-Family:

The use of a site for two or more dwellings within one or more buildings.

Municipal Code:

A collection of regulations that guide local government.

Open Space:

Land that may be used for passive or active recreation. There are a wide range of open space types including parks, plazas, landscaping, lawns and other configurations.

Parcel or Assembled Parcel:

A legally defined area of land under single ownership.

Parking Lot:

A paved area, usually divided into individual spaces, intended for parking vehicles.

Parking Structure:

A building used for vehicular parking containing internal circulation.

Partially Submerged Podium:

A parking structure built below the main building mass and partially submerged underground.

Passage:

An at-grade pedestrian connector passing between buildings, providing shortcuts through long blocks and connecting sidewalks or front yards to rear yards, parking areas, and open spaces. Passages may be roofed over.

Path:

A pedestrian (or bike) way traversing a park or rural area, with landscape matching the contiguous open space.

Pedestrian Scale:

See Human Scale.

Plan Area:

The land whose boundary includes all the properties that must adhere to the regulations within this document.

Planter Strip:

An element of the public frontage, located in between the sidewalk and the thoroughfare curb face, which accommodates landscaping, including street trees. Planter strips may be continuous or individual.

Primary Building:

A main/principal building on a lot, including parking structures and excluding accessory buildings or structures, whose street facade is located with the frontage coverage zone.

Primary Building Facade:

The main/principal facade of a building that faces a street.

Parking Podium:

A ground-level parking structure portion of a building, partially submerged or fully above grade. The podium is usually made of heavier materials such as concrete, while upper portions of the building of different use may be constructed of lighter materials such as wood, metal, etc. Other uses may be incorporated into the parking podium such as storefronts, entry lobbies, etc.

Primary Building Mass:

The most prominent portion of the Primary Building's three-dimensional bulk.

Primary Entrance:

The main/principal point of pedestrian access into a building.

Private Frontage:

1) The portion of a property between the back of sidewalk line and the primary building facade along any Street.

2) Portions of all primary building facades up to the top of the first or second floor, including building entrances, located along and oriented to a street or active open space.

Physical elements of the Private Frontage include, but are not limited to, a building's primary entrance treatments, setback areas and property edge treatments.

Property:

An individual/owner's land, including land improvements and any permanent fixtures on the land including buildings, trees and other fixtures.

Property Line:

The boundary that legally and geometrically demarcates a property.

Public Frontage:

The area between a thoroughfare centerline and the back of sidewalk line. Physical elements of the Public Frontage include, but are not limited to, the type of curb, sidewalk, planter strip, street tree and streetlight.

Public Right-Of-Way:

For purposes of this plan, any area dedicated or subject to public fee ownership or an easement for public use for vehicular and/or pedestrian travel including, but not limited to, streets, alleys, and sidewalks.

Public Right-Of-Way Line:

The boundary that legally and geometrically demarcates the Public Right-Of-Way.

Rear Lane:

A vehicular driveway located to the rear of lots providing access to parking and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. Its streetscape consists of gravel or landscaped edges, no raised curb and is drained by percolation.

Rear Street:

A street along the opposite side of a block from a front street.

Rear Yard:

The area that results from a rear yard setback.

Rear Yard Setback:

The distance between a rear property line and any structure on the property.

Recess Line:

A line extending along a facade, above which there is a facade offset of a minimum distance such that the height to this line (not the overall building height) effectively defines the enclosure of the enfronting space.

Regulations:

Both standards and guidelines.

Ribbon Windows:

Ribbon windows are a series of long, horizontally proportioned windows interrupted by vertical mullions.

Right-Of-Way:

See Public Right-Of-Way

R.O.W.:

See Public Right-Of-Way

Secondary Cornice:

When a facade has a (primary) cornice at its top, a secondary cornice occurs at a lower level on the facade, such as at the top of the ground floor. See **Cornice**.

Services:

Activities and, in some instances, their structural components that relate to the maintenance and basic functioning components of each land use. These activities may include, but are not limited to, trash and recycling areas and aboveground components of wet and dry utilities.

Shopfront:

A specific private frontage type. Shopfronts are the primary treatment for ground-level commercial uses, designed for active ground floor activities including retail, dining, and personal services.

Sidewalk:

The paved area of the public frontage dedicated exclusively to pedestrian activity.

Side Setback:

See Side Yard Setback

Side Street:

A street along a corner parcel with two street frontages that is not a front street.

Side Yard:

The area that results from a side yard setback.

Side Yard Setback:

The distance between a side property line and any structure on the property.

Sign:

Any writing (including letter, word, or numeral), pictorial representation (including illustration or decoration), emblem (including device, symbol, or trademark), flag (including banners or pennants), or any other device, figure, or similar character, including its structure and component parts, which is used for, intended to be used for, or which has the effect of identifying, announcing, directing, or attracting attention for locational, advertising, or other informational purposes, including subject matter attached to, printed on, or in any other manner represented on a building or other structure or device.

Significant:

An important part or area, or a large quantity.

Significant Additions:

Additions constituting greater than 10% of a building's floor area.

Single Family:

The use of a site for one dwelling within one building.

Requirements:

Rules or provisions that specify requirements. Conformance with requirements is mandatory.

Story:

A habitable level within a building as measured from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purposes of determining building height.

Street:

The combination of all elements within the public right-of-way: the vehicular realm / thoroughfare and the pedestrian realm / public frontage.

Street Facade:

The plane of a building facade that fronts upon a street, extending from the ground up to the street facade eave line.

Street Type:

A specific configuration of elements that define how new streets may be designed.

Streetscape:

The composition and design of all elements within the public right-of-way: the vehicular realm / thoroughfare (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) and the amenities of the pedestrian realm / public frontage (sidewalks, street trees and plantings, benches, streetlights, etc.).

Tandem Parking:

An off-street parking arrangement where one vehicle is parked behind the other.

Thoroughfare:

The portion of the street between curbs that includes all vehicular lanes, including travel lanes, turn lanes, and parking lanes.

Townhouse:

A home that is attached to one or more other houses.

Urban Design Concept:

The district structure which serves as the conceptual basis for the regulations contained in the Downtown Subarea Development Regulations.

Use (as a verb):

To occupy land in any manner or to establish, carry out, maintain or continue any activity or development on land regardless of whether the activity or development is established, carried out, maintained or continued in a manner that utilizes buildings or structures on land.

Zoning Ordinance:

Land use regulations enacted by the city that define the development standards for different zones. These standards establish permitted and provisional uses and provide regulations for density, height, lot size, building placement and other development standards.

