

## **CHAPTER 21.38 PROPERTY - SPECIFIC DEVELOPMENT STANDARDS AND SPECIAL DISTRICT OVERLAYS**

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### **21.38.010 Purpose.**

The purposes of this chapter are to provide for alternative development standards to address unique site characteristics and to address development opportunities which can exceed the quality of standard developments, by:

- (1) Establishing authority to adopt property-specific development standards for increasing minimum requirements of the code on individual sites; and
- (2) Establishing special district overlays with alternative standards for special areas designated by master or neighborhood plans.
- (3) Establishing authority to approve alternative standards for special areas through a development agreement.

PROVIDED, that nothing in this chapter shall be construed as requiring the City to approve or otherwise execute any development agreement regarding a particular property or properties. The City expressly reserves full discretion in determining whether to approve, condition and/or reject any proposed development agreement.

### **21.38.020 Authority and application.**

- (1) This chapter authorizes the City of Woodinville to increase development standards or limit uses on specific properties beyond the general requirements of the code through property-specific development standards, and to carry out Comprehensive Plan policies through special overlay districts which supplement or modify standard zones through different uses, design or density standards or review processes;
- (2) Property-specific development standards shall be applied to specific properties through reclassification of individual properties as provided in WMC 21.44; and

- (3) Special district overlays shall be applied to specific properties or areas containing several properties through zoning reclassification as provided in Chapter 21.44 WMC; or
- (4) Property – specific development standards may be applied to a specific property or properties through a development agreement approved by the City Council and consistent with Chapter 36.70B RCW, as the same now exists or may be amended, and as provided in WMC 21.38.095.

**21.38.030 Specific development standards - high density residential R-48/Office**

- (1) Permitted uses on properties designated high density residential R-48/Office shall include all uses permitted in the Urban Residential (R-19+) and Office Zones as set forth in WMC 21.08, excluding the following:
  - (a) Theater,
  - (b) Funeral homes,
  - (c) Cemetery,
  - (d) Hospital,
  - (e) Self-service storage, and
  - (f) Miscellaneous rental equipment.
- (2) Total floor area for retail sales and services permitted pursuant to subsection (1), of this section shall be limited to 2,000 square feet per individual use.
- (3) Residential densities shall be developed as follows:
  - (a) The base residential density is forty-eight (48) dwelling units per acre;
  - (b) The maximum residential density is seventy-two (72) dwelling units per acre;
  - (c) The minimum number of dwelling units that may be allowed is 31 units per acre;
  - (d) Units may be developed as townhomes, apartments, or senior-assisted.
- (4) Office space, while not required, is permitted if the proposed office use is integrated with the residential uses to the extent feasible.
- (5) The following development standards apply:
  - (a) Setbacks:
    - (i) Street setbacks shall be ten (10) feet.
    - (ii) Interior lot-line setbacks shall be five (5) feet, unless the property line abuts a single family detached dwelling or zone, in which case the setback shall be twenty (20) feet.
  - (b) Building heights: A maximum building height of fifty-five (55) feet is permitted.
  - (c) Impervious surface: The maximum percentage of impervious surface permitted is seventy-five (75) percent.
  - (d) Design standards: See WMC 21.14.050, .070, .080, .090, .250, and .260.
  - (e) On-site recreation: See WMC 21.14.180-.240, .270-.290.
  - (f) Landscaping:
    - (i) Street frontage: A ten (10) foot width of Type III landscaping shall be required.
    - (ii) Street trees shall be required pursuant to the City’s street tree

- plan or as determined by the Development Services Director.
- (iii) Interior lot lines: A ten (10) foot width of Type II landscaping shall be required, except where the development abuts a single family dwelling or zone or industrial development or zone, in which case a twenty (20) foot width of Type II landscaping shall be required.
- (iv) Parking lot landscaping shall be required per WMC 21.16.070.
- (g) Parking: The number of parking spaces required shall be determined by a parking study and approved by the Development Services Director. Shared parking is permissible per WMC 21.18.040. With the exception of WMC 21.18.030, all other provisions of WMC 21.18 apply.
- (h) Signs: The provisions of WMC 21.20 shall apply, except for the following:
  - (i) To the extent possible, residential views shall not be disturbed by office signs.
  - (ii) Except for mixed use buildings, no office signs shall be permitted in solely residential areas.
  - (iii) Signs for offices must be located within 300 feet of the structure ) containing the offices.
- (i) Environmentally Sensitive Areas: All provisions of WMC 21.24 apply.

**21.38.040 Special district overlay - general provisions.**

Special district overlays shall be designated on the City zoning map as follows:

- (1) Designation of an overlay district shall include policies that prescribe the purposes and location of the overlay;
- (2) The special district overlays set forth in this chapter are the only overlays authorized by the code. New or amended overlays to carry out new or different goals or policies shall be adopted as part of this chapter;
- (3) The special district overlays set forth in this chapter may expand the range of permitted uses and development standards established by the code for any use or underlying zone; and
- (4) Unless they are specifically modified by the provisions of this chapter, the standard requirements of the code and other City ordinances and regulations govern all development and land uses within special district overlays.

**21.38.050 Special district overlay - pedestrian-oriented mixed use development.**

- (1) Purpose. The purpose of the pedestrian-oriented mixed use development special district overlay is to provide for high-density, pedestrian-oriented housing/retail/employment uses. This overlay is also intended to promote development that:
  - (a) provides adequate protection of environmental resources,
  - (b) provides adequate private and public infrastructure, including but ) not limited to park and open space, transportation and parking

- facilities, and
  - (c) that makes efficient use of land,
  - (d) that meets minimum requirements for development parcel size and ) type of development and
  - (e) is consistent with Comprehensive Plan goals for this district. This special district overlay shall only be utilized in areas zoned CBD.
- (2) Findings. The City finds that the downtown area is an appropriate location for development that has a higher intensity than permitted under standard regulations, provided that; the development is adequately served by necessary infrastructure, provides adequate mitigations or public benefits, and is planned, designed and constructed in a manner that is consistent with the City's Comprehensive Plan vision for a compact, attractive, functional and pedestrian-oriented downtown area. The City finds that higher development intensities may create greater impacts. Developments involving greater intensity must provide an increased level of mitigation and public benefit commensurate with their increased community impact. By allowing greater development intensity subject to increased mitigation and public benefits, the City desires to form productive partnerships that will further the City's adopted goals, objectives and policies. The City finds that partnerships involving larger developments on larger parcels will most likely have a greater opportunity for accomplishing the City's vision for downtown. The City finds that these partnerships will likely benefit the City and enhance the economic vitality of the Woodinville community in numerous ways, including, but not limited to, the following:
- (a) significantly increasing sales tax revenues and other revenues to the City,
  - (b) increasing real property tax revenues,
  - (c) increasing the City's employment base,
  - (d) generating substantial business and sales taxes from construction required for developments,
  - (e) increasing the City's access to goods and services,
  - (f) redirecting the public's retail expenditures to business located within the City limits;
  - (g) providing amenities for public enjoyment such as trails, open public spaces and plaza areas,
  - (h) creating attractive and unique condominium communities,
  - (i) helping the City to accommodate its GMA residential and employment growth targets where adequate infrastructure exists, or can be provided concurrent with development,
  - (j) helping to preserve and enhance the natural environment through directing growth and development to areas where environmental impacts can be adequately mitigated,
  - (k) helping to provide solutions to problems or amenities that have community-wide benefits,
  - (l) enhancing the vehicular and non-motorized transportation

- circulation in the City's Downtown area, and
- (m) providing for development in the Downtown area consistent with the City's Downtown and Little Bear Creek Corridor Master Plan.
- (3) Development involving higher intensity than permitted under standard regulations may be authorized only through the use of a development agreement with the City. Pursuant to RCW 36.70B.170 and the provisions of this chapter, any such development agreement shall include development standards, which may include but are not necessarily limited to the following:
- (a) Project elements such as permitted uses, applicable residential and nonresidential densities, intensities, and/or building sizes;
  - (b) The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications;
  - (c) Mitigation measures, development conditions, and other requirements pursuant to applicable City regulations and State;
  - (d) Design standards such as maximum heights, setbacks, drainage and water quality requirements, landscaping, and similar development features;
  - (e) Affordable housing;
  - (f) Parks and open space preservation;
  - (g) Phasing;
  - (h) Review procedures and standards for implementing decisions;
  - (i) A build-out or vesting period for applicable standards; and
  - (j) Any other appropriate development requirement or procedure.
- (4) In order to ensure a level of mitigation or public benefit proportionate to the increased impacts of the development, a development agreement authorized under this section may provide for the completion of projects and acquisition of facilities contained within adopted City plans, including, but not limited to the following:
- (a) Transportation or other improvement projects within the 6-year or 20-year comprehensive plan capital improvement plan.
  - (b) Non-motorized transportation improvements within the adopted Non-Motorized Improvement Plan.
  - (c) Park and open space improvements within the Parks, Recreation and Open Space Plan.
  - (d) Environmental enhancement projects approved by the City.
  - (e) Preservation of open space and protection of environmental resources through a transfer of density credits from a low density residential area to sites in the CBD zone, as authorized by Chapter 21.34 WMC.
  - (f) Other mitigation projects that the City finds will provide mitigation and/or public benefits commensurate with any development with higher intensity than permitted under standard regulations.
- (5) Criteria for use of development agreements. For the purposes of WMC

21.38.050, development that contemplates approval of higher development intensity through the voluntary use of a development agreement between the City and developer is reserved for developments that are determined by the Development Services Director (Director) to meet the following criteria:

- (a) The development parcel(s) is a minimum of two (2) acres.
  - (b) The development, whether single-story or multi-story, combines two or more distinct land use categories that are consistent with the City's Comprehensive Plan.
- (6) Development Potential. Except as otherwise provided herein, all development in the Pedestrian Oriented Commercial Overlay Zone shall comply with all applicable City regulations. Developments that are determined by the Director to meet the criteria as shown in WMC 21.38.050(5) and that enter into a voluntary development agreement with the City and that provide mitigations or public benefits that exceed those required under standard regulations, may receive additional development potential or incentives, as part of an approved development agreement that specifies the mitigation or public benefit and the City-provided development incentive. These development incentives may include but are not limited to the following:
- (a) City cooperation in timing the construction of public infrastructure, including but not limited to streets designated on the City's official Street Map, that will in part serve and facilitate the proposed development.
  - (b) Potential increased structure height limit, up to a maximum of 150 percent (52.5') of the standard limit of 35', as specified in WMC 21.12.040.
  - (c) Potential increased residential density, up to a maximum of 150 percent (54 du/ac) of the standard limit of 36 du/ac, as specified in WMC 21.12.040, or use a floor area ratio (FAR) of not more than 2.5.
  - (d) Other alternative standards, as determined through a development agreement, consistent with provisions of WMC 21.38.095.
- (7) Permitted uses: Permitted uses in the CBD zone shall be those uses permitted in the underlying zone, excluding the following:
- (a) Motor vehicle, boat and mobile home dealer;
  - (b) Gasoline service station;
  - (c) Drive-through retail and service uses;
  - (d) Car washes;
  - (e) Retail and service uses with outside storage, e.g. lumber yards, miscellaneous equipment rental or machinery sales;
  - (f) Wholesale uses;
  - (g) Recreation/cultural uses as set forth in WMC 21.08.040, except parks, sports clubs, theaters, libraries and museums;
  - (h) NAICS Major Group 811111(Automotive repair, services and parking) except 812930 (automobile parking; but excluding tow-in

- parking lots);
  - (i) NAICS Major Group 811 (Miscellaneous repair services), except 811490 (Watch, clock and jewelry repair);
  - (j) NAICS Major Group 51211 (Motion pictures), except 512131(theater) and 53223 (video tape rental);
  - (k) NAICS Major Group 621 (Health services), except offices and outpatient clinics (6211-6213);
  - (l) NAICS Industry Group 484 (Trucking and courier service);
  - (m) Public agency archives;
  - (n) Self-service storage;
  - (o) Manufacturing land uses as set forth in WMC 21.08.080, except 323 (Commercial printing);
  - (p) Resource land uses as set forth in WMC 21.08.090;
  - (q) Kennel or cattery;
  - (r) Bulk retail (over 50,000 sq. feet. gross floor area);
  - (s) Veterinary clinic;
  - (t) Cemetery;
  - (u) Columbarium;
  - (v) Research development and testing;
  - (w) Public agency utility yard;
  - (x) Construction and trade;
  - (y) Miscellaneous equipment rental;
  - (z) Regional land uses set forth in WMC 21.08.100, except for personal wireless facilities, transit park and ride lot, and college or university.
- (8) Development Standards: The following development standards shall apply to uses locating in pedestrian-oriented mixed-use commercial overlay district:
- (a) Every use shall be subject to applicable provisions of the City’s adopted Commercial Design Principles, and other applicable provisions of the WMC.

**21.38.060 Special district overlay - office/research park development.**

- (1) The purpose of the office/research park special district overlay is to establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Office/research park districts shall only be established in areas zoned, GB, O, or I zones. Permitted uses shall include all uses permitted in the, GB, O, and I zones, as set forth in WMC 21.08, regardless of the classification used as the underlying zone on a particular parcel of land.
- (2) The following development standards shall apply to uses locating in office/research park overlay districts:
  - (a) All uses shall be conducted inside an entirely enclosed building, except that outdoor storage and loading areas may be permitted if

- screened from public view with Type I landscaping;
- (b) An internal circulation plan shall be developed to facilitate pedestrian and vehicular traffic flow between major project phases and individual developments;
  - (c) The standards set forth in this section shall be applied to the development as a unified site, notwithstanding any division of the development site under a binding site plan or subdivision;
  - (d) All buildings shall maintain a fifty (50) foot setback from perimeter streets and from residential zoned areas;
  - (e) The total permitted impervious lot coverage shall be eighty (80) percent. The remaining twenty (20) percent shall be devoted to open space. Open space may include all required landscaping, and any unbuildable environmentally sensitive areas and their associated buffers;
  - (f) The landscaping standards set forth in WMC 21.16 are modified as follows:
    - (i) Twenty (20) foot wide Type II landscaping shall be provided along exterior streets, and twenty (20) foot wide Type III landscaping shall be provided along interior streets;
    - (ii) Twenty (20) foot wide Type I landscaping shall be provided along property lines adjacent to residential zoned areas;
    - (iii) Fifteen (15) foot wide Type II landscaping shall be provided along lines adjacent to nonresidential zoned areas; and
    - (iv) Type IV landscaping shall be provided within all surface parking lots as follows:
      - a. Fifteen (15) percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than thirty (30) parking stalls;
      - b. At least one (1) tree for every four (4) parking stalls shall be provided, to be reasonably distributed throughout the parking lot; and
      - c. No parking stall shall be more than forty (40) feet from some landscaping;
    - (v) An inventory of existing site vegetation shall be conducted pursuant to the procedures set forth in WMC 21.15. Significant trees identified in the inventory shall be retained as set forth in WMC 21.15 for commercial and industrial developments; and
    - (vi) An overall landscaping plan, which conforms, to the requirements of this subsection shall be submitted for the entire district or each major development phase prior to the issuance of any site development, grading, or building permits;
  - (g) Lighting within an office/industrial park shall shield the light source from the direct view of surrounding residential areas;
  - (h) Refuse collection/recycling areas and loading or delivery areas shall

be located at least 100 feet from residential areas and screened with a solid view obscuring barrier;

- (i) Off street parking standards as set forth in Chapter 21.18 are modified as follows:
  - (i) One space for every 300 square feet of floor area shall be provided for all uses, except on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, retail/service uses;
  - (ii) Parking for on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, and retail/service uses shall be no less than one space for every 1000 square feet of floor area and no greater than one space for every 500 square feet of floor area; and
  - (iii) At least twenty five (25) percent of required parking is encouraged to locate in a parking structure; and
- (j) Sign standards as set forth in WMC 21.20 are modified as follows:
  - (i) Signs visible from the exterior of the park shall be limited to one monument office/research park identification sign at each entrance. Such signs shall not exceed an area of sixty four (64) square feet per sign;
  - (ii) No pole signs shall be permitted; and
  - (iii) All other signs shall be visible only from within the park.

**21.38.065 Special district overlay - Tourist District.**

- (1) The purpose of the Tourist District Overlay is to provide for tourist-oriented retail and commercial uses in the Sammamish Valley. These uses are additional to the uses permitted in the underlying zoning, are visually compatible with surrounding uses, complement the agricultural and recreational activities in the valley, and are planned and conducted in an environmentally sensitive manner. Permitted uses in the Tourist District Overlay and development standards are established to ensure that uses and development within the overlay area fit harmoniously and compatibly and inappropriate intrusion is minimized.
- (2) The following additional uses are permitted in the Tourist District Overlay:
  - (a) Wineries, breweries and distilleries NAICS 312, and those uses customarily associated with wineries, breweries, and distilleries including administrative offices, grounds maintenance, gardens, parking, visitor services, retail outlets primarily for products produced on-site, public concert and theatrical events, restaurants, as well as beer and wine tasting events and facilities;
  - (b) Manufacture of arts and crafts, provided that at least ten (10) percent of floor area is devoted to retail;
  - (c) Manufacture of bakery (NAICS 311811), confectionery (NAICS 722213), and other specialty food and kindred products provided that at least ten (10) percent of the products manufactured on site must be sold on site;

- (d) Tourist-related retail and commercial uses: bike shops, delicatessens, art/northwest craft shops, and food stores limited to NAICS 4452;
- (e) Theaters, museums, and outdoor performance centers provided:
  - (i) Movie theaters with more than one (1) screen and drive-in theaters are prohibited.
- (f) Lodging facilities, including bed and breakfast guest houses, lodges, and inns, youth hostels, and campgrounds, provided:
  - (i) The number of rooms is limited to twenty four (24) per acre;
  - (ii) Impervious surface shall be limited to fifty (50) percent of the site;
  - (iii) The height is limited to thirty five (35) feet, not exceeding three (3) stories; and
  - (iv) The style of the structure shall
    - a. Fit one of the following styles: country inn, bed and breakfast, Victorian, woodland lodge, or other style defined in the Tourist District Master Plan and approved by the Planning Commission Design Review Subcommittee;
    - b. Be compatible with existing development; and
    - c. Meet the criteria as listed in the Tourist District Master Plan.
- (g) Conference centers, provided that:
  - (i) The design and scope of the project fit in with the intent of the Tourist District and are compatible with surrounding development; and
  - (ii) The design meets the criteria of the Tourist District Master Plan.
- (h) Passenger train stations;
- (i) Parks, trails and recreation services providing rental of bicycles, roller skates or blades, canoes, kayaks, rowboats, and floatation devices;
- (j) Restaurants, except drive-through facilities;
- (k) Antique stores and bookstores;
- (l) Art dealers and galleries (retail);
- (m) accessories, such as small-boat rentals or steamboat quays/docking;
- (n) Accessory uses incidental to or dependent upon permitted uses; and
- (o) Uses similar to those listed above which the Development Services Director determines are consistent with the purposes of the Tourist District Master Plan.

3 Existing manufacturing businesses, in existence prior to January 1, 2010, shall continue to be permitted as an outright use. No provisions in WMC 21.38.065(4) below shall be construed to require an existing business to comply with the stated requirements. However, this status does not run with the property, and once the existing business ceases to exist, this status is removed. A new business moving into an existing building shall comply with the

- requirements in WMC 21.38.065(4).
- (4) New manufacturing uses or businesses that are permitted in the underlying zoning are allowed in the Tourist District, except that:
    - (a) No primary manufacturing, including smelting or refining, as defined in the NAICS Manual, is allowed;
    - (b) All manufacturing activities must take place indoors;
    - (c) No on-going outdoor storage of machinery, raw materials, or finished products is permitted in excess of sixty (60) days without proper and complete screening from public view;
    - (d) Noxious and persistent odors must be minimized to the greatest extent available and feasible; and
    - (e) Repetitive noise that is attributable to manufacturing must be minimized between the hours of 9 pm and 7 am.
  - (5) The following development criteria shall apply to development proposals within the Tourist District Overlay:
    - (a) Building architecture, including design, materials, bulk and scale shall be compatible with the recreational, agricultural, and tourist character of surrounding uses and consistent with the purposes of Tourist District Master Plan;
    - (b) Site and landscape design shall facilitate pedestrian, bicycle, and vehicular traffic flow between major project phases and individual developments and any adjacent tourist-related uses;
    - (c) Site design shall minimize connections to the Woodinville-Redmond Road (SR 202) through use of shared driveways;
    - (d) All development is subject to the City of Woodinville's Design Guidelines and Standards, except that:
      - i. Developments shall provide a ten (10) foot width of Pedestrian Space as defined in Appendix A and Section II.H.2.a of the City's Design Guidelines and Standards or provide ten (10) feet of Type III landscaping; and
      - ii. A ten-foot sidewalk/bike path shall be provided; and
    - (e) All development with frontage on SR 202 is subject to the City's Design Guidelines and Standards for pedestrian-oriented streets.
  - (6) The following development standards and requirements shall apply to all new development or redevelopment and all property under common ownership located within the Tourist District Overlay:
    - (a) All uses except for accessory uses shall be conducted inside an entirely enclosed building provided that uses that are not contained in the enclosed building shall be treated architecturally to minimize visual impact;
    - (b) The height of each building and accessory structures shall not exceed forty-five (45) feet from the existing grade, provided height may be increased when the increase is for architectural or functional features integral to the design or use of the structure and is consistent with the purpose of the Tourist District Overlay, subject to approval by the Development Services Director. Said architectural or functional

features shall be limited to penthouses or roof structures for housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls, skylights, towers, flag poles, chimneys, smoke stacks, church steeples and belfries, wireless mast, utility line towers and poles, windmills, food silos and barns, and similar structures required for the use of the building;

- (c) All loading and service areas shall be screened so that they are not visible from public roads and trails by berms, Type I landscaping and/or architectural features;
- (d) All buildings shall maintain a twenty (20) foot landscaped setback from residentially zoned or developed areas, unless it can be shown that twenty (20) feet of permanent landscaped buffer exists between structures;
- (e) All buildings shall maintain a five (5) foot wide landscaped setback from interior property lines abutting non-residentially zoned areas;
- (f) All buildings shall maintain a 100 foot landscaped setback from the Sammamish River.
- (g) Trails shall either be provided or land for trails dedicated along the Sammamish River.
- (h) The site coverage standards set forth in WMC 21.12 are modified as follows:
  - i. The total permitted impervious lot coverage shall be eighty-five (85) percent. The remaining fifteen (15) percent shall be devoted to open space. Open space may include all required landscaping, and any unbuildable environmentally sensitive areas and their associated buffers;
  - ii. Trails may be provided in the area dedicated to open space; and
  - iii. When a subdivision or a binding site plan is proposed for a unified site, the site coverage standards apply to the total unified site and not each proposed lot;
- (i) Landscaping shall meet the standards set forth in the City's Design Guidelines and Standards, provided that:
  - i. An overall landscaping plan for each development phase shall be approved by the Development Services Director prior to the issuance of any site development, grading, or building permits;
  - ii. Either ten (10) feet of street front landscaping or ten (10) feet of pedestrian-oriented space shall be provided;
  - iii. Landscaping shall be included along interior lot lines in a commercial, office, or industrial development as follows:
    - a. A twenty (20) foot width of Type I abutting residentially developed property or undeveloped residentially zoned property;
    - b. A ten (10) foot width of Type I abutting property developed public recreational;
    - c. A ten (10) foot width of Type I abutting property

- designated as permanent open space; or
- d. Five (5) feet of Type II abutting commercially or industrially zoned or developed areas;
- iv. Type IV landscaping shall be provided within all surface parking lots as follows:
  - a. Fifteen (15) percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than thirty (30) parking stalls;
  - b. At least one (1) tree for every four (4) parking stalls shall be provided, to be reasonably distributed throughout the parking lot; and
  - c. No parking shall be more than forty (40) feet from some landscaping.
- v. Notable trees identified in the Tree Board inventory shall be retained as set forth in WMC 21.15;
- (j) Refuse collection/recycling areas and loading or delivery areas shall meet the requirements of 21.14.250(4) and shall be located at least twenty (20) feet from residential areas, tourist related uses, or trails and screened with Type I landscaping;
- (k) Sign standards for the Tourist District are set forth in Chapter 21.20.
- (l) All rooftop mechanical equipment shall be screened architecturally to minimize its visual impact, provided that the screen is as high as the equipment.
- (7) All development in the Tourist District shall be subject to design review, provided:
  - (a) Applications shall be reviewed by the Planning Commission Design Review Subcommittee; and
  - (b) Design review shall be performed considering the following factors:
    - i. These regulations;
    - ii. The City's Design Guidelines and Standards;
    - iii. The ability of the development to fit compatibly with existing development; and
    - iv. The Tourist District Master Plan.
- (8) Street frontage standards shall adhere to the following:
  - (a) Landscaping and open space shall conform to WMC 21.38.065.(5)(1) above;
  - (b) Standard sidewalks and bike paths shall be provided; however a ten (10) foot combined sidewalk/bike path made of asphalt may be provided in lieu of standard sidewalks and bike paths;
  - (c) The sidewalk or the combined sidewalk/bike path shall be separated from vehicle lanes by a minimum five-foot landscaped strip;
  - (d) The sidewalk or the combined sidewalk/bike path may meander on to private property with a public access easement; and
  - (e) Street trees shall be planted in the landscaping strip twenty-five (25) feet on center utilizing one of the species of street tree selected from the Tree Board recommended Tree Species List, and approved by the

City's Tree Official.

- (9) Special events and outdoor performances shall comply with the Temporary Use Permits section of the WMC 21.32 and the following:
  - (a) All needed parking will be accommodated on-site by a combination of permanent and temporary facilities or on other private sites with appropriate written consent;
  - (b) An event management plan covering sanitation, crowd control, traffic parking and emergency services shall be filed with the Public Works Director; and
  - (c) The maximum permissible sound levels for receiving property shall not exceed 59 dBA per WMC 8.08 for short duration increased levels.

**21.38.070 Special district overlay - Sexually Oriented Business.** See WMC 17.19 regarding the establishment and location of the sexually oriented business overlay district.

**21.38.080 Special district overlay - pedestrian-oriented mixed-use development.**  
The provisions of the underlying zone shall apply, until regulations are adopted.

**21.38.090 Special Overlay District – Transit Oriented-Housing Development Overlay.**

- (1) Purpose. The purpose of the Transit-Oriented Housing Development Overlay is to encourage redevelopment of existing publicly-owned park & ride lots within the Central Business District zone as mixed-use developments consistent with the definition of transit-oriented housing development in WMC 21.06.662.
- (2) The alternative development standards contained in WMC 21.38.090(3) may apply to any transit-oriented housing development which satisfies the following criteria:
  - (a) The proposed development is located within the Central Business District zone; and
  - (b) The proponent(s) of the proposed development have executed a development agreement with the City consistent with this chapter and Chapter 36.70B RCW which:
    - (i) Incorporates the Woodinville TOHD Community Guidelines adopted by the Woodinville City Council on January 3, 2005, including any amendments thereto;
    - (ii) Ensures the continued viability of the development site as a public transit center;
    - (iii) Adequately provides for on-site affordable housing;
    - (iv) Adequately provides for streets, roads, and sidewalks, including but not limited to applicable grid roads depicted on the Roadway Improvement Plan for the Downtown Area contained within the Transportation Chapter of the adopted Comprehensive Plan;
    - (v) Involves appropriate connections with the City's non-motorized

transportation network; and

- (vi) Adequately provides for publicly accessible on-site open space.
- (3) Alternative development standards. For any transit-oriented housing development satisfying the criteria contained in WMC 21.38.090(2), the calculation of permissible dwelling units may be based upon the Maximum Floor/Lot Ratio (FAR) with a base minimum of 2.0 and up to a maximum allowable of 2.5 rather than the otherwise applicable dwelling units per acre standard.