

**KING CITY PLANNING COMMISSION  
MEETING**

Wednesday May 9, 2018  
9:30 a.m.  
Council Chamber

King City - City Hall  
15300 SW 116<sup>th</sup> Avenue  
King City, OR 97224

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes:** Not at this time.

**AGENDA**

**3. PUBLIC HEARING**

Continued - Case No. LU 2018-02 Proposed New NMU – Neighborhood Mixed-Use Zone in the King City Community Development Code (CDC).

- 4. Commissioner Reports**
- 5. Staff Reports**
- 6. Adjourn.**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Ronnie Smith, City Recorder, 503-639-4082 or [rsmith@ci.king-city.or.us](mailto:rsmith@ci.king-city.or.us).



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# MEMORANDUM

TO: King City Planning Commission  
FROM: Keith Liden, Planning Consultant  
SUBJECT: LU 2018-02, Neighborhood Mixed-Use Zone  
King City Comprehensive Plan and Code Amendment  
Supplemental Report  
DATE: May 1, 2018

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## Introduction

On April 11<sup>th</sup> and 25<sup>th</sup>, the Planning Commission reviewed a proposed legislative Comprehensive Plan Amendment (CPA) and Community Development Code (CDC) amendment to adopt a new Neighborhood Mixed-Use Zone. These discussions led to a Planning Commission request for the staff to provide some additional ideas and provisions to consider at a hearing continuance on May 9, 2018. Of particular interest was to be sure the permitted and conditional uses would prove to be compatible with a neighborhood context.

## Amendment Summary

The attached draft ordinance is largely the same as the one reviewed on April 25<sup>th</sup> with following amendments and /or issues for consideration highlighted in yellow in the attached draft. They are summarized below:

**Amendment Summary Table**

CDC Section	Differences between 4.25.18 draft and 5.1.18 draft
16.102.020 Permitted Uses	Retail sales and service uses are considered permitted if they are not conducted outside or if they need a liquor license review according to Chapter 5.50 of the King City Municipal Code. Office is placed back on the permitted list because those uses tend to be low-key, and they are conducted indoors.
16.102.030 Conditional Uses	The retail sales uses that are conducted outdoors and/or need liquor license approval are retained as conditional uses.  Parks and open space are in the conditional use category. The definition in 16.24.030 E. would include even small plazas in this category. Since we do want to encourage small public/semi-public spaces, we may want to consider allowing small plazas (perhaps with a size limit) as permitted uses.
16.102.040 Dimensional and Density Requirements	No change.
16.102.060 A. Street Frontage Improvement Standards	No change.
16.102.060 B. Building Placement and Frontage	No change.

CDC Section	Differences between 4.25.18 draft and 5.1.18 draft
Standards	
16.102.060 D. Outdoor Activities	No change.
16.102.060 H. Exterior Finish Materials	Deleted the term “spandrel” glass and use “opaque” glass instead.
16.102.060 G. Hours of Operation	No change.
16.24.020 Definition of Specific Terms	No change.
<b>Definitions - Additional Considerations</b>	<p><i>Currently, the definition for “retail sales and service” includes 5 categories of use types: 1) sales -oriented, 2) personal service-oriented, 3) entertainment-oriented, 4) repair-oriented, and 5) drive-through facilities (see 16.24.030 D.). The current draft does not allow either repair or drive-through as a permitted or conditional use in the NMU Zone. The concerns we have discussed regarding the “right” mix of neighborhood-scale uses has really been centered around what uses in the entertainment-oriented category to allow in a neighborhood.</i></p> <p><i>We could consider adding a 6<sup>th</sup> retail sales and service category for “neighborhood-oriented” uses. This list would generally be a subset of uses included in the current retail sales and service categories (especially entertainment-oriented) that we find to be the most suitable for a neighborhood context. We could also identify specific uses not allowed as the code does now at the end of the retail sales and service definition.</i></p> <p><i>With this approach, we would then refer to “neighborhood-oriented” retail sales and service uses as we define them and delete reference to the other commercial use types. This could prove to be a cleaner approach to saying you can have this use, but here are the exceptions, provisos, etc. We would need to revisit the conditional use approval criteria in 16.156.060.</i></p>
16.156.060 Approval Standards for Specific Uses	No change.
Comprehensive Plan Location Criteria	No change.

**EXHIBIT A**  
**Comprehensive Plan and CDC Amendments**



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**Chapter 16.102**  
*Revised Draft – 5.1.18*  
**NEIGHBORHOOD MIXED-USE ZONE (NMU)**  
*NEW*

**Sections:**

- 16.102.010 Purpose.**
- 16.102.020 Permitted uses.**
- 16.102.030 Conditional uses.**
- 16.102.040 Dimensional and density requirements.**
- 16.102.050 Design requirements.**
- 16.102.060 Additional requirements.**

**16.102.010 Purpose.**

The purpose of the NMU zone is to provide a mix of residential, retail, service, and business needs of surrounding residential neighborhoods while maintaining a compatible scale and character with those neighborhoods. It is intended for relatively small sites within or adjacent to residential neighborhoods.

**16.102.020 Permitted uses.**

A permitted use is a use which is allowed outright but is subject to all applicable provisions of this title. If a use is not listed as a permitted use, it may be held to be a similar unlisted use under the provisions of Chapter 16.82. Permitted uses in the NMU district are as follows:

- A. Dwelling, single-family attached and detached 0-foot side yard;
- B. Dwelling, multi-family;
- C. Duplex;
- ~~D. Live-work unit;~~

D. Office;

E. Retail sales and service conducted entirely indoors except for outdoor display as provided in 16.102.060 C. or is subject to liquor license review according to Chapter 5.05 of this title;

- 1. Sales-oriented;
- 2. Personal service-oriented; and
- 3. Entertainment-oriented.

~~E. Office;~~

~~F. Retail sales and service;~~

- ~~1. Sales-oriented;~~
- ~~2. Personal service-oriented; and~~
- ~~3. Entertainment-oriented.~~

F. Live-work unit approved as a Type I or II home occupation as provided in Chapter 16.172;

- ~~G. Community services;~~
- ~~H. Religious assembly;~~
- ~~I. Family care;~~
- ~~J. Residential facility; and~~
- ~~K. Adult day care (family care).~~

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**16.102.030 Conditional uses.**

A conditional use is a use which is subject to a discretionary decision by the planning commission. The approval criteria are set forth in Chapter 16.156. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 16.82. Conditional uses in the NMU district are as follows:

~~A~~. Live-work unit that does not qualify for Type I or II home occupation approval as provided in Chapter 16.172;

~~E~~. Office;

~~B~~. Retail sales and service conducted partially or completely outside of a building or subject to liquor license review according to Chapter 5.05 of this title;

1. Sales-oriented;

2. Personal service-oriented, and

3. Entertainment-oriented;

~~C~~. Utilities;

~~D~~. Public safety facilities; and

~~E~~. Parks and open space.

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**16.102.040 Dimensional and density requirements.**

A. The dimensional requirements in the NMU district are:

Dimensional Requirements Table	
<b>Minimum and average lot size/land area per unit</b>	
Duplex	3,600 min./4,000 avg. square feet
Single-family attached and 0-foot setback units	1,600 min./2,000 avg. square feet
Multi-family units	1,600 min./2,000 avg. square feet
Live-work units	1,600 min.
Non-residential and mixed-use (non-residential and multi-family) buildings	None
<b>Minimum average lot width (per lot)</b>	
Duplex	48 feet
Single-family attached and 0-foot setback detached units	24 feet
Multi-family units	48 feet
Live-work units	24 feet
Non-residential and mixed-use (non-residential and multi-family) buildings	None
<b>Minimum average lot depth (per lot)</b>	
Duplex	60 feet
Single-family attached and 0-foot setback detached units	60 feet
Multi-family units	60 feet
Live-work units	60 feet
Non-residential and mixed-use (non-residential and multi-family) buildings	None
<b>Setbacks (measured from property lines, except as noted for garage entrances)</b>	

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**Dimensional Requirements Table**

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<u>Front yard</u>	
Residential and live-work      Non-residential and mixed-use (non-residential and multi-family) buildings <u>measured from the nearest edge of the clear zone or supplemental zone.</u>	10 feet minimum and 26 feet maximum to front building wall. 6 feet minimum and 15 feet maximum to front porch. 18 feet from the nearest edge of the public sidewalk to front of garage entrance. The front lot line shall be used if a sidewalk will not be present prior to occupancy permit.  <u>Building placement and frontage standards in Section 16.102.060 B. shall be satisfied. 0-foot minimum and 15 feet maximum to front building wall.</u> 0-6 feet or ≥ 18 feet to a garage entrance if driveway parking is allowed. <del>The front lot line shall be used if a sidewalk will not be present prior to occupancy permit.</del>
<u>Front yard – corner</u>	
For corner lots, at least one street frontage shall meet the front yard requirements above. For the second front yard, the property owner/applicant may apply the following standards: Residential and live-work	8 feet minimum for a side yard facing a street. 18 feet from the nearest edge of the public sidewalk to front of garage entrance. The front lot line shall be used if a sidewalk will not be present prior to occupancy permit.
Non-residential and mixed-use (non-residential and multi-family) buildings <u>measured from the nearest edge of the clear zone or supplemental zone.</u>	<u>Building placement and frontage standards in Section 16.102.060 B. shall be satisfied. 0-foot minimum and 15 feet maximum to front building wall. A minimum of 50% of the length of the ground level façade of a building or buildings facing a collector or arterial street must be within 0 to 15 feet of the street lot line. (This needs a plan view illustration)</u> 0-6 feet or ≥ 18 feet to a garage entrance if driveway parking is allowed. <del>The front lot line shall be used if a sidewalk will not be present prior to occupancy permit.</del>

<b>Dimensional Requirements Table</b>	
<u>Side yard – interior</u> Residential and live-work  Non-residential and mixed-use (non-residential and multi-family) buildings	0 feet minimum, except as required by the Uniform Building Code (UBC), or a minimum of 3 feet. In all cases, 0-foot setback buildings shall either (1) be attached at the property line or (2) have a minimum separation of 6 feet.  0 feet minimum, for side yard lot lines adjacent to other property zoned NMU or LC, except as required by the Uniform Building Code (UBC), or a minimum of 3 feet. In all cases, 0-foot setback buildings shall either (1) be attached at the property line or (2) have a minimum separation of 6 feet. 10 feet minimum, for side yard lot lines adjacent to property that is not zoned NMU or LC.
<u>Rear yard</u> Residential and Live-Work  Non-residential and mixed-use (non-residential and multi-family) buildings	10 feet minimum for residential building. 0 feet for a detached accessory building less than 18 feet in height. 0-6 feet or ≥ 18 feet to a garage entrance to an alley.  10 feet minimum adjacent to property zoned NMU or LC. 20 feet minimum, for side yard lot lines adjacent to property that is not zoned NMU or LC. 5 feet for a detached accessory building less than 18 feet in height. 0-6 feet or ≥ 18 feet to a garage entrance to an alley.
<b>Minimum landscaped area</b>	
Single-family attached, single-family detached 0-foot side yard, duplex, and multi-family dwellings	20% of the total lot area <sup>1</sup>
Live-work units	20% of the total lot area <sup>1</sup>
Non-residential and mixed-use (non-residential and multi-family) buildings	15% of the total lot area <sup>1</sup>
<b>Building height</b>	
Single-family attached, single-family detached 0-foot side yard, duplex, and multi-family dwellings	35 feet
Live-work units	35 feet
Non-residential and mixed-use (non-residential and multi-family) buildings	35 feet <sup>2</sup>
Accessory structures	18 feet

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Dimensional Requirements Table	
<b>Residential (only) density standards</b>	
Maximum	12 units per gross acre (Chapter 16.146)
Minimum	80% of the allowed maximum
<b>Commercial, mixed-use (non-residential &amp; multi-family) and live-work floor area standards</b>	
Commercial including: Office, Retail sales and service (sales-, personal service-, and entertainment-oriented)	Maximum 1.5 to 1 FAR <sup>3</sup>
Live-work units	Commercial floor area shall not exceed 50% of the total floor area of the live-work unit

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- 1 The landscaped area per lot may be reduced when common open space is provided. In this case, the total landscaped area on lots and common areas must total a minimum of 20%.
- 2 Building height may be increased to a maximum of 45 feet as provided in Figure 1.
- 3 Floor area ratios (FARs) apply to the total floor area in a mixed-use project regardless of the use.

B. The maximum building height of thirty-five feet in subsection (a) of this section shall increase one foot for each additional foot of building setback over twenty-five feet from a residential zoning district, up to a maximum building height of forty-five feet as illustrated in Figure 1. In the case of a public street right-of-way lying between the NMU Zone and a residential zone, the setback shall be calculated using the right-of-way centerline in lieu of the property line.

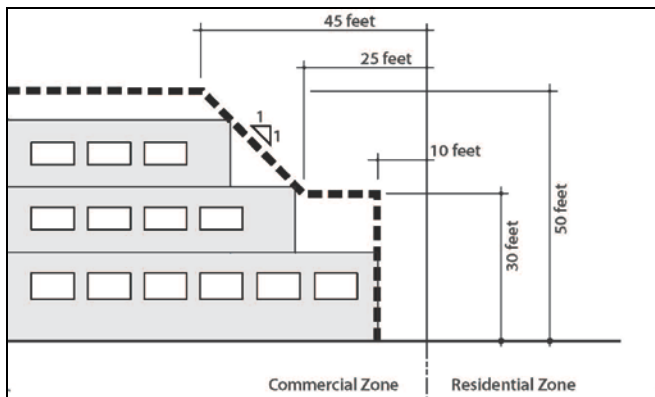


Figure 1. Building Height need to amend showing min. of 35' and max. of 45'

**16.102.050 Design requirements.**

In addition to the dimensional requirements in Section 16.102.040, the following design requirements of this section shall apply.

A. Residential development shall comply with the following standards:

<b>Design Requirements Table – Residential Development</b>	
<b>Main entrance</b>	
Location	Within 8 feet of the longest front building wall. The applicant/owner may select which street frontage to use for a corner lot.
Orientation	Face the street at an angle that does not exceed 45 degrees; or Open onto a porch, which has: <ul style="list-style-type: none"> <li>• A minimum of 25 square feet with a minimum dimension of 4 feet;</li> <li>• At least one entrance facing the street; and</li> <li>• A roof that covers at least 30 percent of the porch area (see Figure 2).</li> </ul>
<b>Front windows - First floor of all dwellings.</b>	
Minimum glazing area	20 sq. ft. for each building wall facing a street. Windows in entry or garage doors shall not be included to meet this standard.
Maximum window sill height	4 ft. above finished first floor elevation for the window(s) necessary to meet the 20 sq. ft. minimum glazing area standard. No sill height standard for all other windows.
<b>Garage door frontage - Maximum percentage of the building width allowed for the garage door.</b>	
Single-family detached units	50% when the garage setback is the same or less than the front building wall. The garage door setback shall be no more than 6 feet less than the front building wall setback.
	60% when the garage setback is at least 2 feet behind the front building wall or front porch.
	70% when the garage setback is at least 4 feet behind the front building wall or front porch.
Single-family attached, duplex, multi-family units, and live-work units	30% when the garage setback is less than the front building wall or front porch. 60% when the garage setback is equal to or greater than the front building wall. 70% when the garage setback is at least 4 feet behind the front building wall or front porch.
Minimum garage door width	Notwithstanding the above requirements for garage door widths, a residence shall be permitted to have one garage door that is up to 10 feet wide.
<b>Attached units</b>	
Maximum number of attached single family, multi-family units, or live-work units	12 units.

<b>Design Requirements Table – Residential Development</b>	
<b>Required outdoor area</b>	
Duplex, single-family attached, detached single-family units with one 0-foot setback, and live-work units	Minimum contiguous rear or side yard outdoor area of 200 square feet shall be provided on each lot, of which no dimension shall be less than 10 feet. This standard is not required when the garage for the residence is located in the rear yard.
Multi-family units	Minimum contiguous rear or side yard outdoor area of 200 square feet shall be provided for each unit on the lot, of which no dimension shall be less than 15 feet.
Common outdoor area alternative	In lieu of meeting the outdoor area requirements for each lot, a common outdoor area may be provided for the development. This common outdoor area shall have a minimum contiguous area of 400 square feet per unit in the development with a minimum size of 4,000 square feet, of which no dimension shall be less than 40 feet.

B. Non-residential and mixed-use development shall comply with the following standards:

<b>Design Requirements Table: Non-Residential and Mixed-Use Development</b>	
<b>Main building entrance</b>	
Location and Orientation	<p>Primary customer and/or resident entrances for buildings with frontage on a collector or arterial street shall meet one of the following:</p> <ul style="list-style-type: none"> <li>• Be within 20 feet of, and facing the street upon which the building has frontage; or</li> <li>• Be located on the side of the building within 50 feet direct walking distance from the public sidewalk along the collector or arterial street.</li> </ul> <p>For buildings that have more than one main entrance, only one entrance must meet this requirement.</p>
<b>Front windows – Ground floor of all building facades facing a street.</b>	
Minimum glazing area	40% for any ground floor building wall facing a street (Figure 2).
Operable front windows	Windows that are designed to open join interior and exterior spaces during temperate weather may be used to satisfy the minimum glazing area standard. This may include the glazed area on operable doors that are supplemental to the main entry door.

Design Requirements Table: Non-Residential and Mixed-Use Development	
Maximum window sill height	4 feet above finished first floor elevation for the window(s) necessary to meet the minimum glazing area standard. No sill height standard for all other windows.
<b>Distinct ground floor – commercial uses</b>	
Office and retail sales and service (sales-, personal service- and entertainment-oriented)	This standard applies to buildings that have any floor area in non-residential uses. The ground level of the primary structure must be visually distinct from upper stories. This separation may be provided by: <ol style="list-style-type: none"> <li>1. A cornice above the ground level;</li> <li>2. An arcade;</li> <li>3. Changes in material or texture; or</li> <li>4. A row of clerestory windows on the building's street facing elevation.</li> </ol>
<b>Garage door frontage - Maximum percentage of the building width allowed for the garage door.</b>	
Minimum garage door width	Notwithstanding the above requirements for garage door widths, a residence shall be permitted to have one garage door that is up to 10 feet wide.
<b>Required outdoor area</b>	
Office and retail sales and service (sales-, personal service- and entertainment-oriented)	<del>Discussion item. The maximum coverage of buildings and impervious surfaces shall not exceed 85% of the total lot area.</del>

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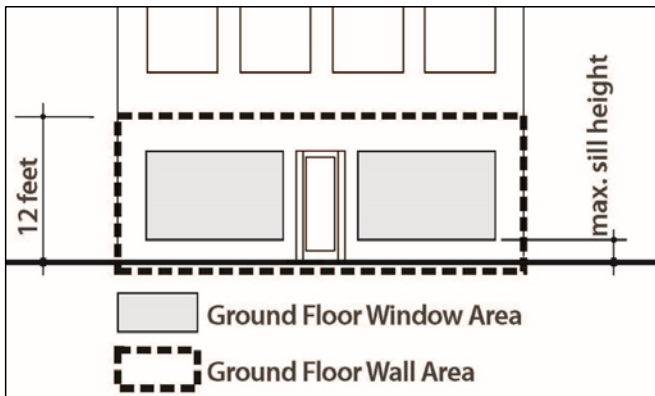


Figure 2. Minimum Glazing Area

**16.102.060 Additional requirements.**

A. Street Frontage Improvement Standards.

1. Street frontage improvements shall be determined by the City Engineer.
2. For mixed-use or commercial development, the following additional street frontage improvements elements (Figure 3.) shall be required:

- a. A sidewalk clear zone with a minimum width of 6 feet; and
- b. Street furniture zone with a minimum width of 5 feet, including the curb.
- 3. An optional supplemental zone may (Figures 3. and 4.) be provided between the building the clear zone for residential, commercial, or mixed-use development subject to the following standards:
  - a. A maximum depth between the clear zone and building façade of 20 width of feet;
  - b. Use of this area for additional sidewalk width, patio, landscaping or similar improvements; and
  - c. No vehicle driveways, parking, or loading are permitted within a supplemental zone.
- 4. The street furniture zone may be used for on-street parking provided:
  - a. The clear zone retains a minimum width of 6 feet (Figure 5); and
  - b. The street requirements in Sections 16.124.050 and 060 are met.

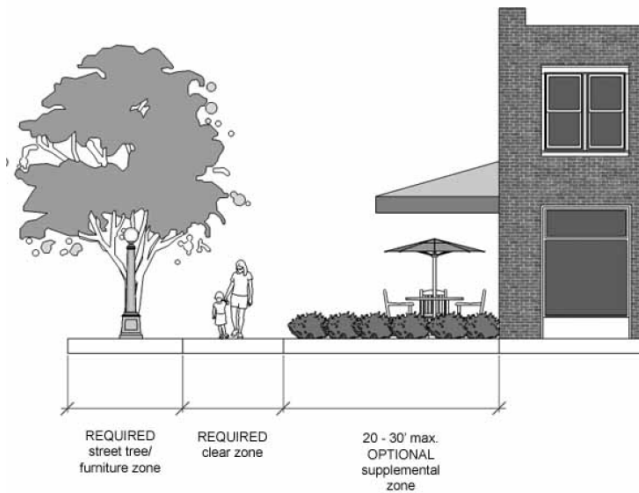
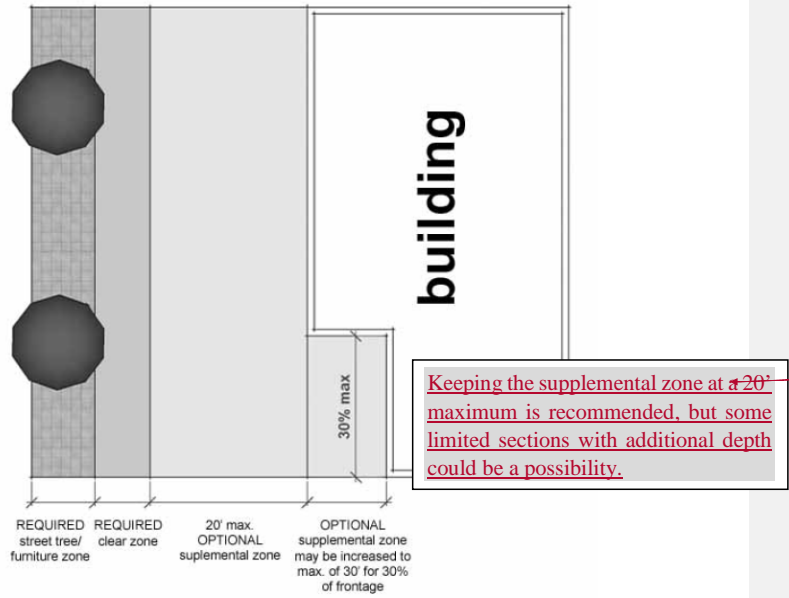


Figure 3. Street Frontage Improvement Elements

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Figure 4. Supplemental Zone

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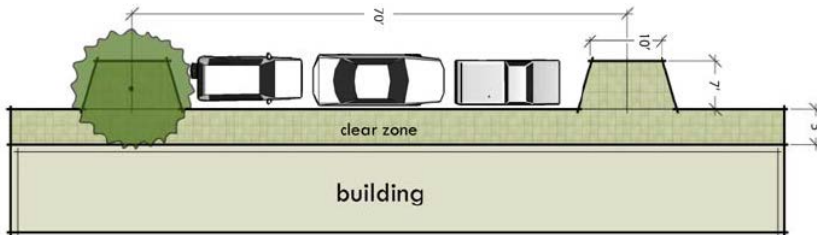


Figure 5. On-Street Parking in the Furniture Zone

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B. Building Placement and Frontage Standards.

1. A minimum of 50% of the property frontage length along the site's principal street must consist of continuous building façade built up to the property line, clear zone, or supplemental zone, if one is provided (Figure 6).



2. For corner lots, a minimum of 40% of the property frontage length along the site's secondary street, which intersects with the primary street, must consist of continuous building façade built up to the property line, clear zone, or supplemental zone, if one is provided (Figure 7).

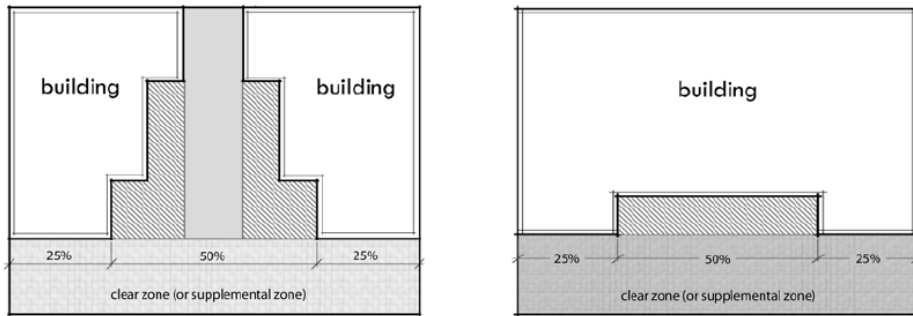


Figure 6. Building Façade Location along the Principal Street

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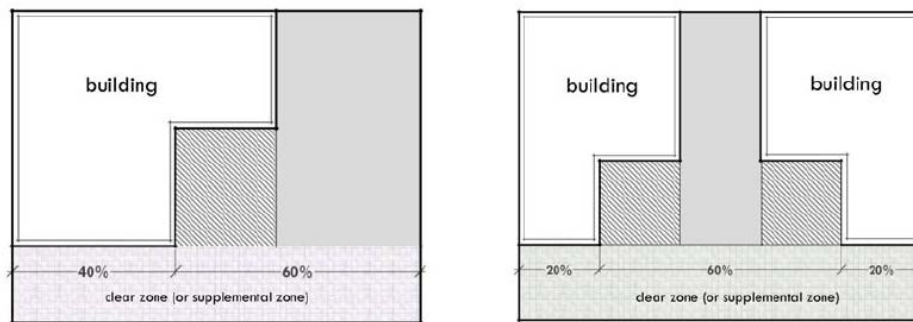


Figure 7. Building Façade Location along a Secondary Street

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**CA. Outdoor Display.**

1. Except as provided in subsection 2.B of this section, all business and display of merchandise shall be conducted wholly within an enclosed building.
2. Subject to an administrative review and approval by the city manager, outdoor storage and display may be permitted when all of the following conditions are satisfied:
  - a. The amount of outdoor storage and display of merchandise does not exceed five percent of the gross floor area of the business;
  - b. Pedestrian, bicycle, wheel chair and motor vehicle access to and within the property is not impeded in any way;
  - c. The clear zone and street furniture zone are not used for this purpose;

- c. The outdoor storage and display is in conformity with any conditions of development permit or building permit approval; and
- d. The outdoor storage and display satisfies all relevant provisions of this title and other applicable requirements of this code.

**DB.** Outdoor Activities.

- 1. Exterior work activities, including product storage or assembly are prohibited in the NMU Zone.
- 2. Outdoor eating areas, entertainment, outdoor markets, and similar activities are allowed in the NMU Zone. However, they shall be prohibited within the clear zone and street furniture zone.
- 3. Permitted outdoor activities shall be located a minimum of 20 feet from any adjacent residential zoning district. This setback area shall be landscaped and include a solid wall or fence with a minimum height of 6 feet to enhance privacy and attenuate potential noise impacts.
- 4. Outdoor speakers – *discussion item* Exterior speakers may be used provided:
  - a. They are only in use during the hours of operation, but no later than 10:00 pm; and
  - b. They are not audible beyond the property line.

**EC.** Surface Parking Location.

- 1a. Surface parking shall be prohibited between the front of buildings and the front lot line or clear zone;
- 2b. Surface parking shall be located a minimum of 10 feet from any adjacent residential zoning district. This setback area shall be landscaped and include a wall or fence with a minimum height of 6 feet or evergreen vegetation that would provide screening equivalent to a fence.
- 3e. Surface parking located along a street frontage shall have a landscape buffer with a minimum width of 5 feet that is designed to provide screening of vehicles.

**FD.** Loading and Service Areas and Mechanical Equipment.

- 1. All loading areas, exterior garbage cans, garbage collection and recycling areas shall be screened from the street and adjacent properties. Fencing and/or landscaping of sufficient density and height shall be provided to screen such areas from view.
- 2. Mechanical equipment located on the ground, such heat pumps, cooling equipment, and generators shall be screened from the street and any adjacent residentially zoned properties.
- 3. Mechanical equipment placed on roofs must be screened with a parapet or other screen around the equipment that is as tall as the highest point of the equipment.
- 4. In addition to the above requirements for mechanical equipment, exhaust fans for kitchens shall be located a minimum of 50 feet from a residential zone.

**GE.** Exterior Lighting.

- 1. On-site pedestrian walkways must be lighted to a level where the circulation system can be used at night by employees, residents, and customers.
- 2. Exterior lighting shall be located and designed to not shed light or glare on nearby properties.

**HF.** Exterior Finish Materials – *discussion item*

- 1. Street-facing facades shall consist predominantly of a simple palette of durable materials such as brick, stone, stucco, wood siding, and wood shingles.
- 2. Split-faced block and gypsum reinforced fiber concrete shall only be used in limited quantities.
- 3. Fencing shall be made of durable and attractive materials. The following fence materials are prohibited:
  - a. Plastic or vinyl; and

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- b. Chain link.
- 4. The following building materials are prohibited on street facades and shall not collectively be used on more than 50% of any other building façade:
  - a. Vinyl PVC siding;
  - b. T-111 plywood;
  - c. Exterior insulation finishing (EIFS);
  - d. Corrugated metal;
  - e. Opaque glass; and
  - f. Sheet pressboard.

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16. Hours of Operation.  
 To maintain a compatible relationship with surrounding residential uses, business hours shall be between the hours of ~~eight a.m. to midnight (11:59 p.m.)~~ 8 am and 10 pm. No business shall be conducted outside of these time limits unless approved as a conditional use as provided in this title.

### ADDITIONAL CDC AMENDMENTS

#### 16.24.020 Definition of Specific Terms.

“Live-work unit” means a dwelling unit where residential and nonresidential spaces are combined and where the dwelling unit is the principal residence of the business operator/proprietor. Nonresidential spaces are typically located on the ground floor and residential spaces are located on upper floors or the rear of the building.

“Floor area ratio (FAR)” means the amount of building floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means there is 2 square feet of floor area for every 1 square foot of site area. Public utility easements may be excluded from the site area when calculating the FAR.

“Frontage length” means the length of a property frontage along a street right-of-way. In the case of corner lots, the right-of-way of the intersecting street or streets shall not be included in measuring this distance.

“Principal street” means the street adjacent to a property with the highest transportation hierarchy classification. Other abutting streets, if any, are deemed to be secondary streets. Determination of the principal street shall be done using the following priority:

- Arterial street;
- Collector street;
- Neighborhood collector street; and,
- Local street.

“Sidewalk zones” refers to three different zones on public sidewalks that include:

- “Clear zone,” which is the unobstructed portion for walking,
- “Street tree and furniture zone,” which is the portion of the sidewalk adjacent to the curb in which street trees may be planted. This zone is also intended for the placement of street furniture

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including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

- “Supplemental zone,” which lies between the clear zone and the street-facing building façade or front yard landscaping. This zone is intended to public uses including window shopping, plaza, outdoor café, or patio.

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#### **16.156.060 Approval Standards for Specific Uses.**

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##### D. Live-Work Unit in the NMU Zone

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1. Deliveries shall be made between the hours of 8 am and 6 pm;
2. Deliveries shall not require the use of tractor trailers, semi-trucks, or heavy equipment;
3. There shall be no offensive noise, vibration smoke, dust, odors, heat, or glare noticeable at or beyond the property line resulting from the operation;
4. The home occupation shall be operated entirely within the unit, including storage of any materials;
5. Indoor storage and use of materials or products shall not exceed the limitations imposed by the provisions of applicable building and fire codes, and there shall be no storage and/or distribution of toxic or flammable materials;
6. A maximum of 60% of the total floor area of the live-work unit may be devoted to the business use;
7. Sufficient parking shall be provided on-site and/or on-street along the property frontage for employees and customers;
8. The following uses are not allowed:
  - a. Auto-body repair and painting;
  - b. Ongoing mechanical repair conducted outside of an entirely enclosed building
  - c. Junk and salvage operations; and
  - d. Storage and sale of fireworks.

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##### DE. Motel

##### F. Office and Retail Sales and Service Uses in the NMU Zone

1. Deliveries shall be made between the hours of 8 am and 6 pm;
2. Nearby properties shall be buffered from potential adverse noise and visual impacts including, but not limited to vehicles, heating and air conditioning units, exhaust fans, outdoor trash and recycling, headlights, exterior lighting, and associated outdoor activity;
3. The transportation system is capable of safely supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to collector or arterial streets, transit availability, on-street parking impacts, access requirements, and neighborhood impacts;
4. Access to a local street may be allowed only if it is found that adverse traffic impacts will not be created for surrounding properties.
5. Safe and convenient pedestrian and bicycle access shall be provided to the site

##### EG. Parks and Open Space (subsequent lettering amended accordingly)

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## RELATED COMPREHENSIVE PLAN AMENDMENTS WEST KING CITY PLANNING AREA

### PLAN IMPLEMENTATION

#### **Commercial and Retail Opportunities**

As noted above, residential development is the primary use intended for the West King City Planning Area. ~~Sufficient~~ Commercial and retail opportunities presently exist along SW Pacific Highway, located approximately 1/3 mile to the east. As shown in Figure 2, there are several improved pedestrian and bicycle connections between the West King City Planning Area and these commercial services.

To provide additional opportunities for neighborhood-serving commercial uses, a Neighborhood Mixed-Use designation is included as a land use type, which could be applied in the West King City Planning Area. This would require a Comprehensive Plan Amendment and Zone Change, which is consistent with King City Comprehensive Plan.

#### **Land Use Designations and Location Criteria**

The local criteria are intended to provide guidance for the Planning Commission and City Council when land use designations for specific area within the City are proposed to be amended. These criteria describe the basic characteristics a property or properties should have to be eligible for a particular land use designation. The primary characteristics of the City land use designations are first described followed by location criteria. It is intended that these location criteria, associated with each land use designation, be construed in a flexible manner, in the interest of accommodating proposals which may not comply with all the applicable criteria but are found to be in the public interest and capable of harmonious integration into the community. The burden to prove a proposal's conformity with the Comprehensive Plan should vary according to the degree of change and impact on the community. The more significant the change or potential impact, the more strictly the criteria should be interpreted.

#### **Low Density Residential**

##### **SF - Single Family Residential:**

This land use designation is intended to apply to established single family residential properties within the City prior to June 5, 1991.

##### **R-9 - Small Lot and Attached Residential:**

This land use designation is intended to apply to annexed properties that were zoned R-9 in Washington County or that are within the West King Planning Area. (Ord. O-02-4 § 1 (part), 2002)

##### **Purpose of the SF and R-9 Designations:**

These two designations are intended for detached single family residential use on lots larger than two thousand eight hundred square feet in size. In addition, the R-9 zone permits attached single family dwellings, and residential care facilities. (Ord. O-02-4 § 1 (part), 2002)

**Location Criteria:**

Properties designated SF or R-9 should have the following location characteristics:

1. Direct Access to collector and local streets. Generally, these designations should apply to land which does not have direct access to major collector and arterial routes.
2. Land that is not suitable for more intensive development because of natural constraints such as unstable soils, poor drainage, and flooding.
3. Land that is not suitable for more intensive development because of limited facility and service capacity. The important facilities and services to be considered include, but are not limited to, sewer, water, storm drainage, police and fire protection, health services, public transit, and street capacity.
4. No commitment of the immediate area to medium high density residential or commercial development.

**Medium Density Residential****A/T - Apartment/Townhouses:**

This land use designation is intended to apply to established residential properties within the City prior to June 5, 1991.

**R-12 Attached Residential:**

This land use designation is primarily intended to apply to properties within the West King City Planning Area. (Ord. O-02-4 § 1 (part), 2002)

**R-15 - Multi-family Residential:**

This land use designation is intended to apply to annexed properties that were zoned R-15 in Washington County.

**Purpose of the A/T, R-12, and R-15 Designations:**

These three designations allow for multi-family residential development in addition to the single family residences and residential care facilities of the SF and R-9 designations. The A/T designation requires a maximum of one unit per two thousand five hundred square feet of land area (approximately sixteen units per acre) and the R-12 and R-15 designations allow maximum densities of twelve and fifteen units per acre, respectively. (Ord. O-02-4 § 1 (part), 2002)

**Location Criteria:**

Properties designated A/T, R-12, or R-15 should have the following location characteristics:

1. Direct access to collector or arterial streets.
2. No natural development limitations such as unstable soils or flooding that affect significant portions of the property.
3. Facility and service capacity that is adequate to accommodate development of this density. The important facilities and services to be considered include but are not limited to sewer, water, storm drainage, police and fire protection, health services, public transit, and street capacity.
4. The availability of public transit within one-half mile of the site.

## **Medium High Density Residential**

### **R-24 - Multi-family Residential:**

This land use designation is intended to apply to annexed properties that were zoned R-24 in Washington County or to properties that are found to be consistent with these criteria and Comprehensive Plan policies.

### **Purpose of the R-24 Designation:**

This designation allows for the same array of uses as the A/T and R-15 designations but with an allowed maximum density of 24 units per acre.

### **Location Criteria:**

Properties designated R-24 should have the following location characteristics:

1. Direct access to collector or arterial streets.
2. No natural development limitation such as unstable soils or flooding that affect significant portions of the property.
3. Sufficient facility and service capacity to accommodate this type of commercial development. The important facilities and services to be considered include but are not limited to sewer, water, storm drainage, police and fire protection, parks, health services, public transit, and street capacity.
4. Opportunities will be available to achieve a compatible relationship with surrounding land uses including but not limited to:
  - The site configuration and characteristics that allow for the privacy of adjacent residential uses.
  - Activities on the site that will not interfere with nearby residential uses.
  - The availability of public transit within one-quarter mile of the site.
  - Commercial services within one-half mile of the site.
5. No commitment of the immediate area to low or medium density residential development.

## **Mixed Use**

### **NMU – Neighborhood Mixed-Use:**

This land use designation is intended to apply to properties, which are within or adjacent to existing or future residential neighborhoods.

### **Purpose of the NMU Designation:**

This designation allows for a mix of neighborhood-scale commercial and medium density residential uses. It allows for medium density residential development consistent with the R-12 designation, neighborhood serving businesses, or a combination of commercial and residential uses in one development.

### **Location Criteria:**

Properties designated NMU should have the following location characteristics.:

1. The site shall have direct access to a collector or arterial street. Access to a collector or arterial street via a local street may be appropriate to comply with driveway access requirements and if

it is found that adverse traffic impacts will not be created for surrounding properties, which are greater than what is possible under the existing zoning.

2. Sufficient facility and service capacity to accommodate this type of development. The important facilities and services to be considered include but are not limited to sewer, water, storm drainage, police and fire protection, health services, public transit, and street capacity.
3. Traffic congestion, parking, or safety problems shall not be created or exacerbated by commercial development on the site. This determination shall be based upon such considerations as street capacity, existing and projected traffic volumes, speed limits, number and type of turning movements, and the traffic generating characteristics of the potential commercial and residential activities on the site.
4. No natural development limitations such as unstable soils or flooding that affect significant portions of the property.
5. Opportunities will be available to achieve a compatible relationship with surrounding land uses including but not limited to:
  - The site configuration and characteristics that allow for the privacy of adjacent residential uses.
  - Commercial activities on the site that will not interfere with nearby residential uses.
- 4-6. Significant unique natural features on the site which can be maintained.

## **Commercial**

### **LC - Limited Commercial:**

This land use designation applies to all commercial properties in the City.

### **Purpose of the LC Designation:**

The City commercial center provides a mix of retail, service and business needs for the community. This commercial area, identified in the King City Comprehensive Plan and the Bull Mountain Community Plan, is located along Pacific Highway.

### **Location Criteria:**

Properties designated LC should have the following location characteristics.:

1. The site shall have direct access to a major collector or arterial street.
2. Sufficient facility and service capacity to accommodate this type of commercial development. The important facilities and services to be considered include but are not limited to sewer, water, storm drainage, police and fire protection, health services, public transit, and street capacity.
3. Traffic congestion or safety problems shall not be created or exacerbated by commercial development on the site. This determination shall be based upon such considerations as street capacity, existing and projected traffic volumes, speed limits, number and type of turning movements, and the traffic generating characteristics of the potential commercial activities on the site.
4. No natural development limitations such as unstable soils or flooding that affect significant portions of the property.
5. Opportunities will be available to achieve a compatible relationship with surrounding land uses including but not limited to:



- The site configuration and characteristics that allow for the privacy of adjacent residential uses.
  - Commercial activities on the site that will not interfere with nearby residential uses.
  - Significant unique natural features on the site which can be maintained.
6. Public transit is available to the site or the immediate area.
  7. Contiguity with existing commercial proper-ties.