

Summary of Proposed Code Revisions in Public Review Draft Version 9.5 December 15, 2010

DIVISION I – GENERAL PROVISIONS AND PROCEDURES

Chapter	Summary of Proposed Revisions in Each Chapter
Authority, Purpose, Interpretation and Administration Chapter 15.100	No standards changed in this chapter.
Definitions Chapter 15.105	Note on Re-Organization of Chapter: Chapter expanded to include all uses identified in use charts, definitions from other chapters moved into the Definitions chapter, redundant definitions deleted, unclear definitions clarified, some new definitions created for new and existing terms used in the code.
Calculation and Measurement Methods Chapter 15.110	<p>Note on Chapter: This is a new chapter that consolidates calculation and measurement methods from other chapters in the code.</p> <p>Yard Setbacks: Codification of existing Planning and Public Works policy that clarifies yard setbacks for properties created through a subdivision of 3 or more lots take setback from the easement rather than lot line (<i>Section: 15.110.110</i>).</p> <p>Lot Area: Deletes requirement stating short plat of only 2 lots be required to meet the side yard setbacks from access easements. (<i>Section: 15.110.120</i>)</p> <p>Unit Depth: Measurement method added because none existed previously. (<i>Section: 15.110.170</i>)</p> <p>Ceiling Height: Measurement method added because none existed previously. (<i>Section: 15.110.180</i>)</p> <p>Floor Area: Measurement methods created that is consistent with existing Building Code created. (<i>Section: 15.110.190</i>)</p> <p>Lot Coverage: Measurement method clarified to codify existing administrative practice. (<i>Section: 15.110.210</i>)</p>
Land Use Actions and Permits Chapter 15.115	Essential Public Facilities: Clarification added regarding appropriate use of schools and other facilities for emergency shelters in disaster situations. Does not change intent of existing standards. (<i>Section: 15.115.300</i>)

Chapter	Summary of Proposed Revisions in Each Chapter
Planned Unit Development (PUD) Chapter 15.120	No standards changed in this chapter.
Nonconforming Uses, Properties and Structures Chapter 15.130	No standards changed in this chapter.
Development Incentives Chapter 15.135	Note on Re-Organization of Chapter: This chapter has been re-organized and sections have been clarified. Development incentives from other sections of the code have been re-located to this chapter. No standards changed in this chapter.
Annexations Chapter 15.140	No standards changed in this chapter.

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DIVISION II – ZONE CLASSIFICATIONS AND LAND USE CHARTS

Chapter	Summary of Proposed Revisions in Each Chapter
<p>Establishment of Zones Chapter 15.200</p>	<p>Changed name of Urban Low Density zone to Residential Low and changed Zone Purpose Statement as follows.</p> <p>15.200.110 Residential Low (RL) Residential Low is a single-family zone providing areas for low densities of detached single-family dwellings and compatible non-residential uses including libraries and day cares.</p> <hr/> <p>Changed name of Townhouse zone to Residential Townhouse and changed Zone Purpose Statement as follows:</p> <p>15.200.120 Residential Townhouse (RT) Residential Townhouse is a residential zone providing areas for moderate densities of attached single-family dwellings.</p> <hr/> <p>Changed name of Urban Medium Density zone to Residential Medium and changed Zone Purpose Statement as follows:</p> <p>15.200.130 Residential Medium (RM) Residential Medium is a multi-family zone providing areas for moderate densities of multi-family dwellings, moderate densities of attached single-family dwellings, and compatible non-residential uses including libraries and day cares.</p> <hr/> <p>Changed Zone Purpose Statement of Mobile Home Park zone as follows:</p> <p>15.200.150 Mobile Home Park (MHP) Mobile Home Park is a residential zone providing areas for low densities of mobile and manufactured homes. The zone creates general standards for the siting of mobile and manufactured homes on individual lots and parks, allows limited recreational vehicle storage and locations, and provides moderate and low-income housing alternatives.</p> <hr/> <p>Changed name of Urban High Density zone to Residential High and changed Zone Purpose Statement as follows:</p>

Chapter	Summary of Proposed Revisions in Each Chapter
	<p>15.200.150 Residential High (RH) Residential High is a multi-family zone providing areas for high densities of multi-family dwellings, moderate densities of attached single-family dwellings, and compatible non-residential uses including offices and small resident-oriented retail and commercial services.</p> <p>Created new Zone Purpose Statement for Residential High Mixed Use zone (which used to be described as part of Urban High Density zone) as follows:</p> <p>15.200.130 Residential High – Mixed-Use (RH-MU) Residential High – Mixed-Use is a residential mixed-use zone providing areas for high densities of multi-family dwellings and moderate to high intensity retail and commercial uses including, but not limited to, professional offices, general retail, hotels, indoor recreational facilities, schools, and food establishments.</p> <p>Changed name of Neighborhood Business zone to Neighborhood Commercial and changed Zone Purpose Statement as follows:</p> <p>15.200.160 Neighborhood Commercial (NC) Neighborhood Commercial is a commercial zone providing areas for small scale, low intensity retail and commercial developments that are intended to serve the surrounding residential community. Permitted uses include, but are not limited to professional office, general retail, gasoline/service stations, and food establishments. Neighborhood Commercial also allows for high densities of multi-family dwellings.</p> <p>Changed name of:</p> <ul style="list-style-type: none"> • Office/Commercial/Mixed Use zone to Commercial Medium-1; • Office/Commercial Medium zone to Commercial Medium-2; and <p>Changed Zone Purpose Statement as follows:</p> <p>15.200.180 Commercial Medium (CM) Commercial Medium is a commercial zone providing areas for medium scale, moderate intensity mixed-use developments. Permitted uses include offices, general retail, hotels, and vocational schools. Commercial Medium also allows for high densities of multi-family dwellings.</p> <p>A. Commercial Medium-1 (CM-1). CM-1 is more resident oriented and less intense than the CM-2 zone. Larger scale commercial uses are excluded and most retail and commercial uses are allowed only as part of mixed use developments.</p> <p>B. Commercial Medium-2 (CM-2). CM-2 is the most intensive of the City’s commercial medium zones. Developments with a mix of uses are encouraged.</p>

Chapter	Summary of Proposed Revisions in Each Chapter
	<p>Maintained name of existing Aviation Business Center zone <u>north of S. 204th</u> as ABC and changed Zone Purpose Statement as follows:</p> <p>15.200.185 Aviation Business Center Zone (ABC) The ABC zone provides for a commercial center supporting pedestrian and transit-oriented development and projects with a mix of uses. Uses permitted in ABC include office, multi-family residential, retail and commercial uses.</p> <p>Changed name of Aviation Business Center zone <u>south of S. 204th St.</u> to Commercial Industrial and changed Zone Purpose Statement as follows:</p> <p>15.200.195 Commercial Industrial (CI) Commercial Industrial is oriented to commercial, office and, light manufacturing type uses. Uses permitted include distribution center/warehouse, light manufacturing, professional office and some retail and commercial uses.</p> <p>Changed name of Business Park zone to Industrial Low and changed Zone Purpose Statement as follows:</p> <p>15.200.200 Industrial Low (IL) Industrial Low is a commercial and industrial zone providing areas for low intensity, nonpolluting activities including, but not limited to biotechnology, research and development, light manufacturing, and distribution. Land uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for Industrial Low zone areas will be administered to foster high quality developments.</p> <p>Changed name of Industrial zone to Industrial Medium and changed Zone Purpose Statement as follows:</p> <p>15.200.200 Industrial Medium (IM) Industrial Medium is a commercial and industrial zone providing areas for medium intensity activities, including, but not limited to, manufacturing, distribution, and vehicle related uses. Uses in this zone may create some external emissions of noise, odor, glare, vibration, etc. but these are largely contained on-site.</p> <p>Changed name of Park zone to Parks and Recreation and changed Zone Purpose Statement as follows:</p> <p>15.200.220 Parks and Recreation (PR) Parks and Recreation is a zone providing areas for open space, recreational activities, and low intensity non-recreation uses including but not limited to, cemeteries and emergency services.</p>

Chapter	Summary of Proposed Revisions in Each Chapter
	Added new map showing boundaries of all overlays including: City Center and S. 154th St. Station Area Overlay Districts and Residential Low-5000 Special District Overlay (SDO)
Land Use Chart Chapter 15.205	Land Use Chart: Uses in chart alphabetized and consolidated. Permitted uses revised to better reflect intent of zones and to add flexibility to the code.

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DIVISION III – ZONING OVERLAYS

Chapter	Summary of Proposed Revisions in Each Chapter
City Center Overlay District Chapter 15.300	Note on Re-Organization of the Chapter: The following sections have been moved to the chapters indicated below: <ul style="list-style-type: none"> - Fence Standards moved to: Division IV, Chapter 15.430 Fences and Walls - Mixed Use Standards moved to: Division V, Chapter 15.500 Commercial and Mixed Use - Multi-Family Standards moved to: Division V, Chapter 15.520 Multi-Family Design Standards - Open Space Standards moved to: Division IV, Chapter 15.460 Open Space - Parking Design Standards moved to: Division IV, Chapter 15.465 Parking and Circulation - Parking Bonus Incentive Program moved to: Division I, Chapter 15.135.100 Development Incentives
<i>The AHC has reviewed and endorsed the City Center Use Chart</i>	City Center Overlay District Use Chart: Use chart re-organized and significantly revised to better strengthen the intent of the various zones within the City Center and provide flexibility for developers within the changing marketplace. <i>(Section: 15.300.115)</i>
South 154th Street Station Area Overlay District Chapter 15.310	Note on Re-Organization of the Chapter: The following sections have been moved to the chapters indicated below: <ul style="list-style-type: none"> - Fence Standards moved to: Division IV, Chapter 430 Fences and Walls - Mixed Use Standards moved to: Division V, Chapter 15.500 Commercial and Mixed Use - Multi-Family Standards moved to: Division V, Chapter 15.520 Multi-Family Design Standards - Open Space Standards moved to: Division IV, Chapter 15.460 Open Space - Parking Design Standards moved to: Division IV, Chapter 15.465 Parking and Circulation
<i>The AHC has reviewed and endorsed the S. 154th Use Chart</i>	S. 154th St. Station Area Overlay District Land Use Regulations: Section re-organized and significantly revised to better strengthen the intent of various zones within the station area and also provide flexibility for developers within the changing marketplace. <i>(Section: 15.310.100)</i>
	Driveway Entrances/Curb Cuts: Sections on driveway entrances and curb cuts deleted as these requirements are already regulated through Title 11, Streets, Sidewalks, and Public Thoroughfares, administered by the Public Works Department. <i>(Section: 15.310)</i>

Chapter	Summary of Proposed Revisions in Each Chapter
Equestrian Special District Overlay Chapter 15.315	No standards changed in this chapter.
Residential Low-5000 Special District Overlay Chapter 15.320	No standards changed in this chapter.

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DIVISION IV – DEVELOPMENT STANDARDS AND REGULATIONS

Chapter	Summary of Proposed Revisions in Each Chapter
<p>Dimensional Standards Chapter 15.400</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Dimensional standards consolidated into two tables</p> <p>Purpose statement added (<i>Section: 15.400.005</i>)</p> <p>Authority and Application clarified (<i>Section: 15.400.010</i>)</p> <p>Dimensional Standards for Parks and Recreation (PR) Zone: Standards for structures within this zone previously not stated. Addition of new standard requiring 35% maximum lot coverage and 45’ structure height included. Standards are compatible with the intent of the PR zone and neighboring single family areas. (<i>Section: 15.400.025</i>)</p> <p>Setbacks for pre-existing lots now included in order to codify current administrative practice(<i>Section: 15.400.105</i>)</p> <p>Sight distance stopping standards simplified (<i>Section: 15.400.115</i>)</p>
<p>Accessory Dwelling Units Chapter 15.405</p>	<p>Note on Re-Organization of Chapter: Text edited for consistency and readability</p> <p>ADU Registration: Requirement clarified in accordance with current administrative practice requiring the registration of all ADUs. (<i>Section: 15.405.010 (C)(3)</i>)</p> <p>ADU Registration Notification: New standard in the form of an advisory note now included stating that if an applicant installs electrical and plumbing that could accommodate a future ADU, the applicant is to register the ADU with the City. This codifies current administrative practice. (<i>Section: 15.405.100 (8)</i>)</p>
<p>Accessory Structures Chapter 15.410</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Dimensional standards consolidated into a single table</p> <p>Purpose statement added (<i>Section 15.410.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.410.010</i>)</p>

Chapter	Summary of Proposed Revisions in Each Chapter
	<p>General Standard: A standard now states accessory structures are not permitted on property without a primary structure (codifies current practice) (<i>Section 15.410.025(A)</i>)</p> <p>Standards for Materials: New standards have been added to replace the existing standard “shall maintain the same residential character of the primary structure”. New standards provide greater clarity and flexibility. (<i>Section 15.410.100</i>)</p>
<p>Animals Chapter 15.415</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter</p> <p>Purpose statement added (<i>Section 15.415.005.</i>)</p> <p>Authority and Application clarified (<i>Section 15.415.010</i>)</p>
<p>Cargo Containers Chapter 15.420</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter</p> <p>Purpose statement added (<i>Section 15.420.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.420.010</i>)</p> <p>Note: Applicability now expanded to cargo containers in all zones as existing code specifies only certain zones when cargo containers are found in all zones and the standards should be applied uniformly throughout the City.</p>
<p>Community Residential Facilities Standards Chapter 15.425</p>	<p>Note on Re-Organization of Chapter: Text edited for consistency and readability</p> <p>Purpose statement added (<i>Section 15.425.005.</i>)</p> <p>Authority and Application clarified (<i>Section 15.425.010</i>)</p>
<p>Fences and Walls Chapter 15.430</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Dimensional standards consolidated into a single table. No change to standards</p> <p>Purpose statement added (<i>Section 15.430.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.430.010</i>)</p>
<p>Fueling/Service Stations Chapter 15.435</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Text edited for consistency and readability</p> <p>Purpose statement added (<i>Section 15.435.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.435.010</i>)</p> <p>Building Security and Site Layout new standard to codify existing practice stating CCTV installation may qualify as an alternative to meeting the standard requiring</p>

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	<p>trash enclosures to be visible from cashier stations <i>(Section 15.435.100)</i></p> <p>Building Security and Site Layout new standard requiring ATMs and restrooms to be located and accessed within the primary structure <i>(Section 15.435.100)</i></p> <p>Building Design new standard pertaining to improved transparency and CPTED standards <i>(Section 15.435.100)</i></p>
<p>Home Occupations Chapter 15.440</p>	<p>Note on Re-Organization of Chapter: Text edited for consistency and readability</p> <p>Purpose statement added <i>(Section 15.440.005)</i></p> <p>Authority and Application clarified <i>(Section 15.440.010)</i></p> <p>General Standard new standard states that a home occupation is limited to 2 vehicles per dwelling unit. This codifies current practice <i>(Section 15.440.100)</i></p>
<p>Landscaping and Tree Retention Chapter 15.445</p>	<p>Note on Re-Organization of Chapter: Landscaping is now consolidated into one chapter. Landscaping found in several chapters throughout the existing code</p> <p>Purpose statement added <i>(Section 15.445.005)</i></p> <p>Authority and Application clarified <i>(Section 15.445.010)</i></p> <p>Note on Landscape Chart Landscape charts amended to reflect new use chart land uses <i>(Section 15.445.111)</i></p> <p>General Standards</p> <p>Surface Parking Landscape Island An existing code standard that details required landscaping island dimensions is now applied to all surface parking areas. This codifies current practice. The standard is currently only stated in the City Center and 154th overlay areas. <i>(Section 15.445.115)</i></p> <p>Non Compatible Landscaping now required for all uses that develop next to residential zones which is more consistent with the intent of non compatible landscaping. Existing code specifies a range of uses <i>(Section 15.445.114)</i></p> <p>Industrial low and medium zones landscaping buffer to rights of way reduced from 20 feet to 10 feet <i>(Section 15.445.300)</i></p> <p>Multifamily and residential subdivision landscaping buffer adjacent to freeways or adjoining fronting roads, reduced from 25 feet to 20 feet <i>(Section 15.445.400)</i>.</p>

Chapter	Summary of Proposed Revisions in Each Chapter
<p>Mobile Homes, Manufactured Homes, and Mobile Home Parks Chapter 15.450</p>	<p>Note on Re-Organization of Chapter: Text edited for consistency and readability</p> <p>Purpose statement added (<i>Section 15.450.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.450.010</i>) Note: Authority and application expanded so chapter applies to all manufactured and mobile home and mobile home parks rather than only being applied to specific zones</p>
<p>Open Space and Amenities Chapter 15.460</p>	<p>Note on Re-Organization of Chapter: Open Space is now consolidated into one chapter. Open Space found in several chapters throughout the existing code</p> <p>Purpose statement added (<i>Section 15.460.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.460.010</i>)</p> <p>General Standards Director Approval of Open Space Layout Expand standard to apply to all development that states that the location and layout of open space shall be subject to the approval by the Director of Planning. Currently this standard is applicable only within the overlay areas (<i>Section 15.460.010</i>)</p> <p>General standards are now applied to all development. Standards are from the existing townhouse and multi-family open space standards. These standards specify what is not counted toward open space calculations, the location of common ground related open space, private ground related open space, private amenity space and other open space (<i>Section 15.460.105</i>)</p>
<p>Parking Chapter 15.465</p>	<p>Note on Re-Organization of Chapter: Parking is now consolidated into one chapter. Parking found in several chapters throughout the existing code</p> <p>Purpose statement added (<i>Section 15.465.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.465.010</i>)</p> <p>Off Street Parking Requirements: Parking Chart land use headings revised to reflect new Use Charts and minimum Parking stall spaces added to these new land uses: (note: new standards are consistent with similar land uses) (<i>Section 15.465.100</i>)</p> <p>Commute Trip Reduction Concurrence: delete standard that specifies driveway location as this standard is administered by Public Works (<i>Section 15.465.140</i>)</p> <p>Lighting: Delete standards relating to lighting as these standards are addressed in a different code, Title 17: CPTED (<i>Section 15.465.010</i>)</p> <p>High Density Single-Family Parking, insert a standard stating “Parking shall not be permitted in front or side yards.” Standard codifies existing policy (<i>Section</i></p>

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	<p><i>15.465.500)</i></p> <p>Pedestrian Circulation Through Surface Parking: insert the following standard “The use of paint and formed plastic as surface markings cannot be used as pedestrian walkway surface marking materials.” <i>(Section 15.465.705)</i></p> <p>Parking Structures Inside of Overlay Districts, Ground Floor Use Requirements: Insert the following standard to provide way finding, directing applicants to the S 154th Chapter for further information pertaining to ground floor uses in parking structures. The standard itself is not a new standard-““Parking Structures built within the South 154th Street Station Area Overlay District shall be required to provide ground floor uses as indicated in SMC 15.310.130, Ground Floor Use Requirements.” <i>(Section 15.465.835)</i></p> <p>Transportation System Management Requirements: standard that states the maximum percentage reduction granted for required off-street parking is reduced as follows: from 40% to 35%; and provide a 25% reduction for residential (existing code: no reduction permitted) <i>(Section 15.465.120)</i></p> <p>Off street loading requirements: Amend the Gross Floor Area calculations to require one (1) loading bay for non residential buildings less than 10,000 SF. <i>(Section 15.465.200)</i></p> <p>Structured Parking: The following standard applies to lighting within the City Center only. Applicability is now expanded to apply to all zones: “Lighting on and/or within multi-level parking structures shall be screened, hooded or otherwise limited in illumination area so as to minimize excessive “light throw” to off-site areas.” <i>(Section 15.465.805)</i></p> <p>The following standard applies to elevators and stairs within the City Center and S. 154th. Applicability is now expanded to apply to all zones:“If enclosure of an elevator waiting area is necessary for fire code purposes or for weather protection, the enclosure shall be with transparent glazing.” <i>(Section 15.465.805)</i></p> <p>Structured Parking: The following standard is an existing standard that is generally applied throughout the City. Applicability expanded to multifamily structures, City Center and S 154th overlays “the trellis work or window display cases may be waived if the proponent can demonstrate some other method to minimize views into the parking structure. Alternative methods shall be approved by the Director of Planning and Community Development.” <i>(Section 15.465.805)</i></p> <p>Multifamily Parking Structures Outside of Overlay Districts: insert the following standard “The proposed design of any parking structure shall be approved by the Director of Planning and Community Development.” <i>(Section 15.465.810)</i></p>

Chapter	Summary of Proposed Revisions in Each Chapter
	<p>Character and Massing: The following standard applies to Parking Structures within the S 154th overlay. Applicability expanded to multifamily structures outside of overlays-“Parking structure elevations over one hundred and fifty (150) feet in length shall incorporate vertical and/ horizontal variation in setback, material or fenestration design along the length of the applicable façade. In order to incorporate architectural variation within a project, a minimum of one (1) vertical facade change and a minimum of one (1) horizontal facade change shall be provided (options are listed). <i>(Section 15.465.812)</i></p> <p>Security: Replace the standard that states that carports shall have <i>roofing material of transparent glazing</i> with the following standard “shall be designed to allow for clear lines of visibility from the dwellings”. <i>(Section 15.465.811)</i></p> <p>Parking Structures Inside of Overlay Districts, General: The following standard is an existing standard that is applied to S 154th Overlay. Applicability expanded to parking structures within the City Center overlay: “Parking structures providing off-street parking for retail, commercial, office, service, public, or residential use(s) shall clearly reserve and designate all required off-street parking spaces for those use(s).” <i>(Section 15.465.831)</i></p> <p>High Capacity Transit Parking Structures: Insert the following standard: “High capacity parking structures shall conform to SMC 15.465.820, Non residential and mixed-use parking structures outside of overlay districts or SMC 15.465.830, Parking Structures Inside of Overlay Districts, as determined by the structure’s location.” <i>(Section 15.465.840)</i></p>
<p>Performance Standards Chapter 15.470</p>	<p>Note on Re-Organization of Chapter: No changes</p> <p>Purpose statement added <i>(Section 15.470.005)</i></p> <p>Authority and Application clarified <i>(Section 15.470.010)</i></p>
<p>Security for Residential Developments Chapter 15.475</p>	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Text edited for consistency and readability</p> <p>Purpose statement added <i>(Section 15.475.005)</i></p> <p>Authority and Application clarified <i>(Section 15.475.010)</i></p> <p>Windows: new standard that allows for ‘another method that the Planning Director determines accomplishes the intent’ of that standard is now included. This provides for greater flexibility to meet these standards. <i>(Section 15.475.100)</i></p> <p>Visual Surveillance: The following standard is an existing standard that is applied to townhouse standards. Applicability expanded to all residential development-“buildings shall have windows, balconies, decks facing streets, alleys, auto courts and</p>

Chapter	Summary of Proposed Revisions in Each Chapter
	open space to allow for natural surveillance” (<i>Section 15.475.100</i>)
Service and Utility Areas Chapter 15.480	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Text edited for consistency and readability</p> <p>Purpose statement added (<i>Section 15.480.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.480.010</i>)</p> <p>Location of equipment: New standard added that states service and utility equipment for developments shall be located in areas not highly visible to the public. (<i>Section 15.480.100</i>)</p> <p>Screening: An existing standard, applicable to the S.154th overlay is expanded to apply to all development. Standard relates to the screening of service and utility equipment. (<i>Section 15.480.200</i>)</p>
Sexually Oriented Business Chapter 15.485	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Text edited for consistency and readability</p> <p>Purpose statement added (<i>Section 15.485.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.485.010</i>)</p>
Subsidiary Uses Chapter 15.490	<p>Note on Re-Organization of Chapter: Standards now formatted into a new chapter. Standards consolidated into a single table.</p> <p>Purpose statement added (<i>Section 15.490.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.490.010</i>)</p> <p>Table: Table incorporates adjustments and clarification of the process and number of persons allowed per subsidiary use. This was previously unclear and the proposed changes provides for greater certainty while minimizing the land use issues associated with the subsidiary uses on residential and park and recreation zones. (<i>Section 15.490.200</i>)</p>
Wireless Communications Facilities Chapter 15.495	<p>Note on Re-Organization of Chapter: Text edited for consistency and readability</p> <p>Purpose statement added (<i>Section 15.495.005</i>)</p> <p>Authority and Application clarified (<i>Section 15.495.010</i>)</p>

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DIVISION V – DESIGN STANDARDS

Chapter	Summary of Proposed Revisions in Each Chapter
Commercial and Mixed Use Design Standards Chapter 15.500	Note on Re-Organization of Chapter: This is a new chapter that consolidates commercial and mixed use standards from other chapters in the code. Redundant standards have been deleted and others have been re-located to different sections of the code.
	Minimum Percentage of Residential Gross Floor Area: Standard added requiring that 50% of the gross floor area of residential mixed use projects be dedicated to a residential use. (<i>Section: 15.500.100</i>)
High Capacity Transit Facilities Design Standards Chapter 15.505	Note on Re-Organization of Chapter: Parking design sections have been re-located to Division IV, Chapter 15.465 Parking and Circulation No standards changed in this chapter.
High Density Single-Family Design Standards Chapter 15.510	Note on Re-Organization of Chapter: Open Space design sections have been re-located to Division IV, Chapter 15.460 Open Space and Amenities No standards changed in this chapter.
Industrial Low Zone (IL) and Commercial Industrial Zone (CI) Design Standards	Note on Re-Organization of Chapter: Landscaping standards have been re-located to Division IV, Chapter 15.445 Landscaping and Tree Retention
	Applicability of Standards Extended to Commercial Industrial (CI) Zone: Business park design standards extended to include business and industrial park developments within new CI zone. (<i>Section: 15.515.010</i>)
	Dumpster Location Written Approval: Requirement for written approval from sanitation company regarding accessibility of dumpsters removed. (<i>Section: 15.515.300</i>)
Multi-Family Housing Design Standards Chapter 15.520	Note on Re-Organization of Chapter: In order to consolidate all multi-family requirements into one chapter, standards pertaining to multi-family development within the City Center and S. 154 th St. Station Area overlay districts have been added to this chapter. The following standards have been re-located to the chapters indicated: <ul style="list-style-type: none"> - Incentives: Division I, Chapter 15.135 Development Incentives - Open Space: Division IV, Chapter 15.460 Open Space and Amenities - Parking: Division IV, Chapter 15.465 Parking and Circulation - Security: Division IV, Chapter 15.475 Security for Residential Developments - Small Lot Single-Family: Division V, Chapter 15.510 High Density Single-

Chapter	Summary of Proposed Revisions in Each Chapter
	Family Design Standards
Townhouse and Duplex Development Design Standards Chapter 15.525	Note on Re-Organization of Chapter: The following standards have been re-located to the chapters indicated: <ul style="list-style-type: none">- Landscaping: Division IV, Chapter 15.445 Landscaping and Tree Retention- Open Space: Division IV, Chapter 15.460 Open Space and Amenities- Parking: Division IV, Chapter 15.465 Parking and Circulation- Security: Division IV, Chapter 15.475 Security for Residential Developments

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DIVISION VI – SIGN CODE

Chapter	Summary of Proposed Revisions in Each Chapter
Sign Code Chapter 15.600	<p>Note on Re-Organization of Chapter: Sign-related definitions have been moved back into this chapter.</p> <p>No standards changed in this chapter.</p>

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DIVISION VII – ENVIRONMENTAL REGULATIONS

Chapter	Summary of Proposed Revisions in Each Chapter
Environmentally Sensitive Areas Chapter 15.700	No standards changed in this chapter.