

**20.37.300 - KING MOUNTAIN URBAN VILLAGE - APPLICABILITY**

**A.** Regulations specified within this Section shall apply to the use of land within the King Mountain Urban Village.

**B.** Should the provisions of this Section conflict with any other provision of the Bellingham Municipal Code, except Critical Areas Ordinance, Shoreline Master Program or Stormwater regulations the provisions of this Section shall apply.

**C. Nonconformity.** Nonconforming uses and buildings that are damaged or destroyed by sudden accidental cause may be reconstructed to those configurations existing immediately prior to the time the development was damaged, provided, a complete building permit application for repair and reconstruction is submitted within 12 months of the occurrence of the damage or destruction. The Planning & Community Development Director (“Director”) may extend the application deadline upon finding that the applicant is experiencing undue hardship from unforeseen circumstances in meeting the deadline.

**20.37.310 - KING MOUNTAIN URBAN VILLAGE - ESTABLISHMENT OF BOUNDARIES AND LAND USE AREAS**

**A.** The boundaries of the King Mountain Urban Village and associated Land Use Areas are hereby delineated as shown in **Figure .310-A**.

**B.** The King Mountain Urban Village is divided into two commercial areas (Core and Transition) and two residential areas. The purpose of the areas is to establish goals, policies and regulations that require development to respond to desired intensity, physical characteristics and neighborhood scale. These areas are intended to ensure that development is appropriately scaled and to encourage uses that are compatible with the surrounding neighborhoods.

**1. Village Core.** The Village Core area is intended to be the densest area within the urban village with the highest concentration of employment and housing. These areas are likely to have direct access to transit and a wide range of supportive land uses such as retail, office, recreation, public facilities and plazas. The pedestrian environment is emphasized in this area.

**2. Transition Area.** The Transition area is intended to allow commercial uses similar to the Village Core, mixed uses or high density residential uses. Height limits and building square footages are similar to the Village Core. Buildings with residential only uses are permitted in this area.

**3. Residential Areas.** The Residential Areas are intended to provide a mix of residential housing that is encouraged to support the abutting commercial areas and provide housing choices for people of various incomes and ages. These areas are regulated under the standards established for Single Family and Infill Housing types.

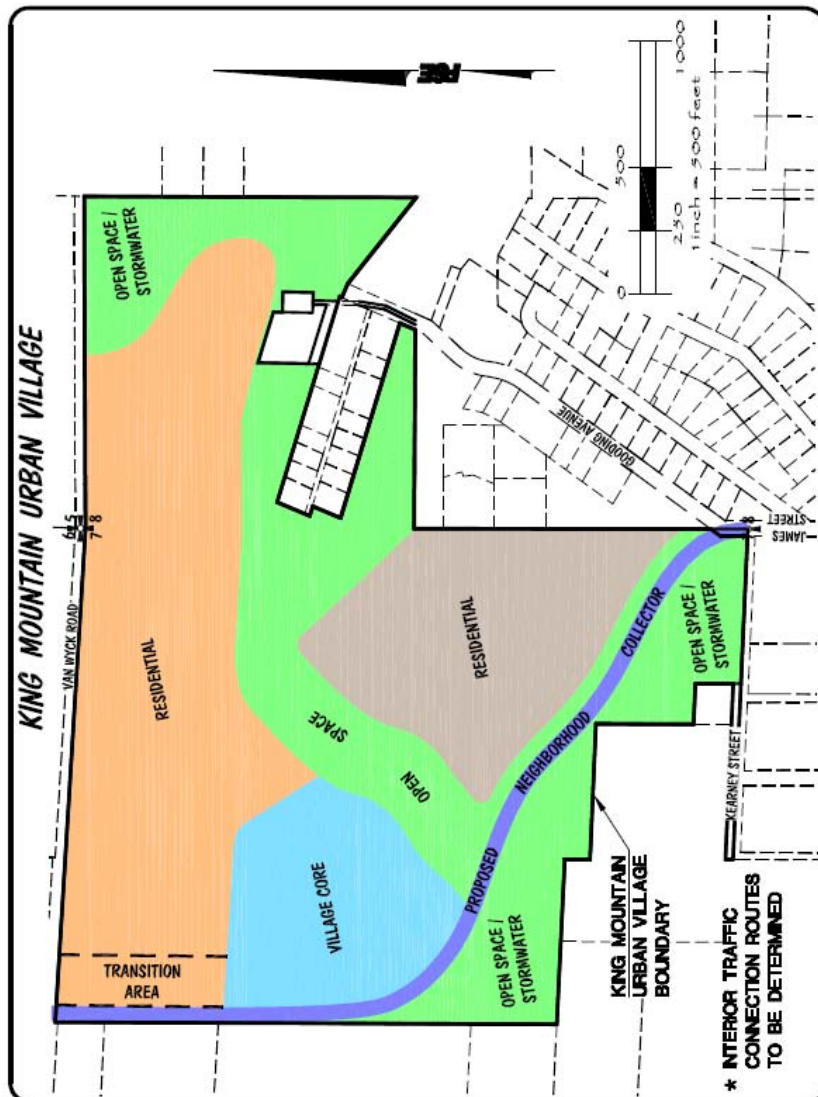


Figure .310-A: King Mountain Urban Village and Area Boundary Map.

**20.37.320 - KING MOUNTAIN URBAN VILLAGE - PERMITTED USES**

A. In **Table .320-A**, land use classifications are listed on the horizontal axis. King Mountain Urban Village land use areas are shown on the vertical axis.

1. If the symbol “**P**” appears in the box at the intersection of the column and row, the use is permitted subject to general requirements for the use and the use area.
2. If the symbol “**C**” appears in the box at the intersection of the column and the row, the use is permitted subject to the Conditional Use provisions specified in **BMC 20.38.050** and to general requirements for the use and the use area.
3. If a **number** appears in the box at the intersection of the column and the row, the use is permitted in the use area subject to the special limitation indicated in the corresponding note.
4. If the symbol “**N**” appears in the box at the intersection of the column and the row, the use is not allowed in that area, except for certain short-term uses (see **BMC 20.10.040** Temporary Uses).
5. In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Director shall have the authority to make the final determination. The Director shall make the determination according to the characteristics of the operation of the proposed use as they relate to similar allowed uses within the use area.

*Table .320-A: Permitted Uses*

| P = Permitted # = Permitted with limitations C = Conditional Use N = Not allowed  |              |                 |                   |
|---|--------------|-----------------|-------------------|
| Land Use Classification   | Area         |                 |                   |
|   | Village Core | Transition Area | Residential Areas |
| 1. Retail establishments  | P(1)         | P(1)            | N                 |
| 2. Motor vehicles sales (automobiles, motorcycles, scooters, boats, recreational vehicles, etc.) when business activities are conducted entirely within an enclosed | N            | P               | N                 |

|   |          |             |             |
|---|----------|-------------|-------------|
| showroom.   |          |             |             |
| <b>2. Offices</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>3. Personal and business services</b>  | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>4. Day labor halls</b>   | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>5. Eating establishments (no alcohol served)</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>6. Drinking establishments</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>7. Hotels and motels</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>8. Bed and Breakfast</b>   | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>9. Neighborhood clubs and activity centers</b>   | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>10. Commercial recreation</b>  | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>11. Theaters</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>12. Art galleries and art studios</b>  | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>13. Nightclubs</b>   | <b>P</b> | <b>C</b>    | <b>N</b>    |
| <b>14. Adult Entertainment</b>  | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>15. Drive-up facilities such as bank tellers, food and beverage services, laundry pick up, and car washes.</b>             | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>16. Service stations for automobiles</b>   | <b>N</b> | <b>P</b>    | <b>N</b>    |
| <b>17. Parking facilities</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>18. Warehousing and wholesaling of products when in conjunction with retail sales of the same product on site.</b>         | <b>P</b> | <b>N</b>    | <b>N</b>    |
| <b>19. Mini storage facilities; when the floor area is less than 50% of the floor area of other permitted use(s) on site.</b> | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>20. Handicraft manufacturing (jewelry, pottery, glass, furniture, etc.)</b>  | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>21. Repair shops for small equipment and items.</b>  | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>22. Small product manufacturing.</b>   | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>23. Live/Work</b>  | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>24. Care shops for small animals (house pets such as dogs, cats, etc.)</b>   | <b>P</b> | <b>P</b>    | <b>N</b>    |
| <b>25. Detached Single Family Dwelling Unit</b>   | <b>N</b> | <b>P(2)</b> | <b>P(2)</b> |

|   |          |             |             |
|---|----------|-------------|-------------|
| with less than 5,500 square feet of total floor area.   |          |             |             |
| <b>26. Detached Single Family Dwelling Unit</b> containing 5,500 square feet or more total floor area.                    | <b>N</b> | <b>P</b>    | <b>P</b>    |
| <b>27. Attached Accessory Dwelling Units</b> (consistent with procedures and requirements outlined in Section 20.10.035). | <b>N</b> | <b>P</b>    | <b>P</b>    |
| <b>29. BMC 20.28 Infill Housing</b>   |          |             |             |
| <b>a. Smaller House</b>   | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>b. Small House</b>   | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>c. Cottage</b>   | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>d. Carriage House</b>  | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>e. Detached ADU</b>  | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>f. Duplex</b>  | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>g. Triplex</b>   | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>h. Shared Court</b>  | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>i. Garden Court</b>  | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>j. Townhouse</b>   | <b>N</b> | <b>P(3)</b> | <b>P(3)</b> |
| <b>30. Multifamily Dwelling Units (Apartments or Condos)</b>  | <b>P</b> | <b>P</b>    | <b>P(3)</b> |
| <b>31. Boarding &amp; Rooming Houses</b>  | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>32. Co-housing Developments</b> (subject to the provisions in Section <a href="#">20.10.048</a> )                      | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>33. Confidential Shelters</b> (subject to the provisions of Section 20.10.047)   | <b>N</b> | <b>N</b>    | <b>N</b>    |
| <b>34. Schools, Art Schools and Institutions of Higher Education</b>  | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>35. Churches</b>   | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>36. Day care</b>   | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>37. Service care, day treatment and child placing agencies</b>   | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>38. Medical care facility</b>  | <b>P</b> | <b>P</b>    | <b>C</b>    |
| <b>39. Billboards</b>   | <b>N</b> | <b>N</b>    | <b>N</b>    |

|   |   |   |   |
|---|---|---|---|
| 40. Wireless Communication Facilities (subject to the provisions in Chapter 20.13)                    | P | P | N |
| 41. Public Utilities (when located within a public right of way).                                     | P | P | C |
| 42. Community Public Facilities (subject to the provisions in Section <a href="#">20.16.020 P.4</a> ) | C | C | C |
| 43. Public parks, trails and playgrounds  | P | P | P |
| 44. Community gardens   | P | P | P |
| 45. Government Services   | P | P | N |

**Notes:**

- (1) Retail sales of the following are prohibited:
  - a. Heavy farm and construction equipment
  - b. House trailers and mobile homes
- (2) Development shall comply with procedures and requirements outlined in BMC 20.30 Residential Single Development.
- (3) Development shall comply with procedures and requirements outlined in BMC 20.28 Infill Housing, except where modified by Table .330-A below.

**20.37.330 - KING MOUNTAIN URBAN VILLAGE - DEVELOPMENT**

**A. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the King Mountain Urban Village except as follows:

Development in Residential Transition Areas shall comply with BMC 20.28 Infill Housing, or BMC 20.30 Residential Single Development and with **Table .330-A**.

*Table .330-A: Development Standards*

| Development Standards | Area         |                 |                          |  |
|-----------------------|--------------|-----------------|--------------------------|--|
|                       | Village Core | Transition Area | Residential Areas        |  |
|                       |              |                 | BMC 20.28 Infill Housing | BMC 20.30 Residential Single Development |
| Minimum lot size      | None         | None            | (1)                      | 3,000 SF                                 |
| Maximum Density       | None         | None            | None                     | 3,000 SF per                             |

|   |          |              |      |      |
|---|----------|--------------|------|------|
|   |          |              |      | unit |
| Setbacks from property lines  | None (3) | None, (1, 2) | (1)  | (2)  |
| Maximum Height  | None     | None, (1,2)  | (1)  | (2)  |
| Maximum Floor Area Ratio (FAR)  | None     | None         | None | None |
| <b>Notes:</b>   |          |              |      |      |
| <p>(1) Subject to BMC 20.28 Infill Housing</p> <p>(2) Subject to BMC 20.30 Residential Single Development.</p> <p>(3) Height is measured per Height Definition #1 as per BMC 20.08.020 H 1 (a).</p> |          |              |      |      |

**B. Floor Area Ratio (FAR)** - Due to the master planning of the King Mountain Urban Village area and the substantial amount of open space dedicated within each development phase, no floor area ratios shall apply to any parcel within the King Mountain Urban Village boundaries.

**C. Design Standards.** The following design standards are intended to carry out the goals and policies of the King Mountain Subarea Plan, and shall be used in addition to the Urban Village Design District Standards and Decision Criteria outlined in [BMC 20.25.040 E](#). Should the provisions of this Section conflict with any other provision in [BMC 20.25.040 E](#), the provisions of this Section shall apply.

All residential structures of five (5) units or less are exempt from Design review for new construction or subsequent modification. All other structures are subject to Design review as outlined in BMC 20.25 and this Subsection. Only new buildings and developments require review by the Design Review Board. Additions and exterior modifications to existing buildings require only staff review, unless the Director requests recommendation from the Design Review Board.

**1. Commercial Street Frontage**

**a. Intent:** Street front uses, within the Village Core and Transition Area, are compatible with intensive commercial activity and provide opportunities for visual or interactive links between businesses and pedestrians.

**b. Standard:** Within the Village Core and the Transition Area, ground floor commercial space (all types including retail,

service, office, government, or similar non-residential uses) shall be provided along the full building street front for a depth of at least 20' measured from the front face of the building. Lobbies for residential uses and hotels and parking garage entries shall qualify as ground floor commercial, however hotel/motel guest rooms, dwelling units and structured parking shall not qualify.

## **2. Consolidate Curb Cuts**

**a. Intent:** Provide a safe and attractive pedestrian experience, while increasing the inventory of public street parking.

**b. Guideline:** Curb cuts on streets should be consolidated whenever possible.

## **3. Parking**

**a. Intent:** Encourage compatible design by discouraging garages from being built on the front of residential homes.

**b. Guideline:** For new residential construction, alley access is preferred but not required. Site access shall be the most feasible location as determined by the developer and site conditions.

**4. Additions and Modifications to Single-Family Building Forms.** Design standards specified in [BMC 20.25.070.B](#) shall apply to additions and modifications of structures originally built for single-family residential use.

## **20.37.340 - KING MOUNTAIN URBAN VILLAGE - STREET IMPROVEMENTS**

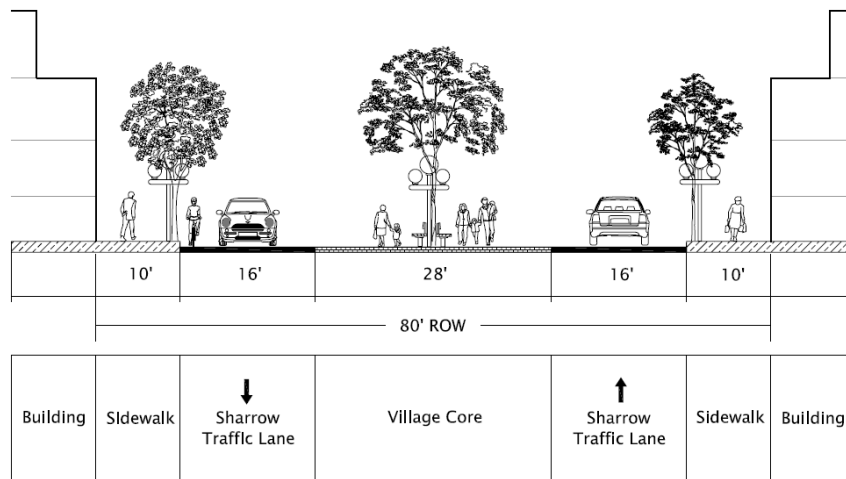
**A. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within the Village Core or Transition Area in the King Mountain Urban Village.

**B.** New construction or renovations of 50% or more of an existing structure(s) shall improve abutting streets from the curb edge to the property line. The determination of the percentage of renovation shall be based upon whether the valuation of proposed site improvements exceeds 50% of the assessed value of the existing site improvements.

**C.** Street standards shall be consistent with the King Mountain Urban Village Subarea Plan streetscape designs and as displayed below. For Type 1 and Type 2 Streets, the sidewalk area

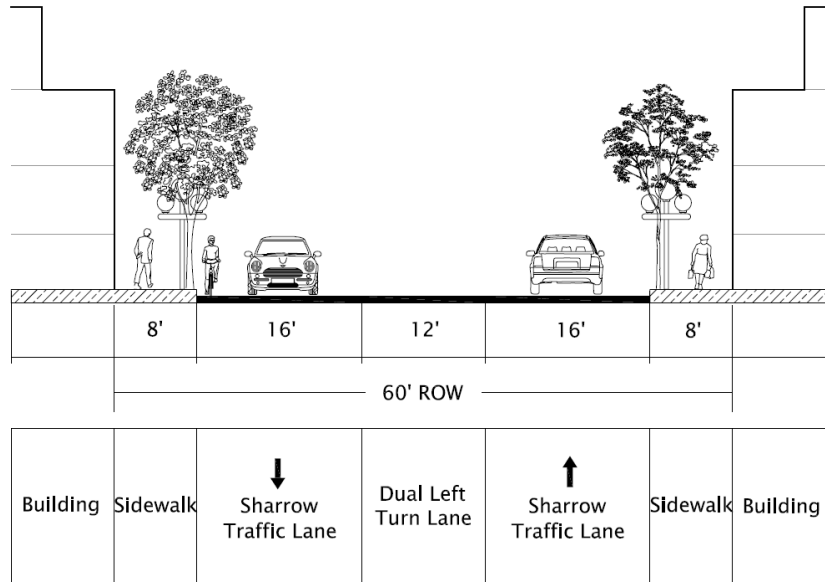
may be public or private ownership as defined by the developer. Street modifications may be approved by the Public Works Director when practical difficulties arise in applying the street standard if the Public Works Director finds that imposition of the required street design would be detrimental to the interest of the neighborhood, and the alternative design provides for better safety and traffic flow.

## 1. Village Core – Type 1



**TYPE I - VILLAGE CORE STANDARD**

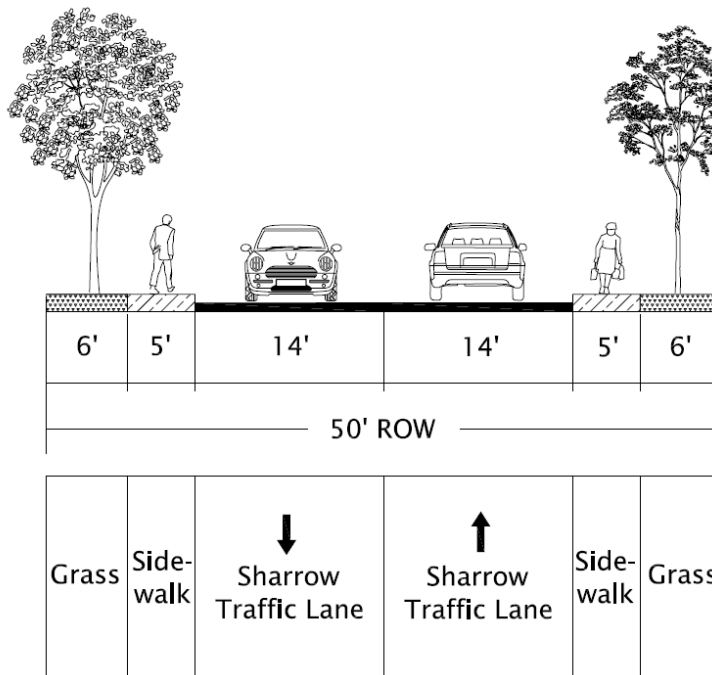
## 2. Transition Area – Type 2



\*Sidewalk will only be used on one side of road where the road abuts an open space area

**TYPE II - TRANSITION AREA STANDARD**

**3. Residential Area – Type 3**



\*Sidewalk will only be used on one side of road where the road abuts an open space area

**TYPE III - RESIDENTIAL ACCESS**

**4. Within All Residential Pods** – All street standards permitted within the Urban Infill Standards specified in BMC 20.28.

### **20.37.350 - KING MOUNTAIN URBAN VILLAGE - PARKING**

**A. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the King Mountain Urban Village except that development in the Residential Areas shall comply with BMC 20.28 Infill Housing or BMC 20.30 Residential Single Development.

**B.** All parking standards in BMC 20.12 concerning applicability, general provisions, design provisions and improvement standards shall apply except as provided herein. Provided, that the construction of underground parking improvements shall not be included within any calculation to determine building height.

**C.** Uses shall provide parking as follows:

**1. Residential:** Minimum of one parking space per studio, 1-bedroom, 2-bedroom or 3-bedroom dwelling unit. An additional 0.5 parking space per unit shall be provided for each bedroom over three per unit.

**2. Commercial:**

**a. Core:** Minimum one space per 1,000 SF of gross floor area

**b. Transition:** Minimum one space per 500 SF of gross floor area.

**3.** If a use is not readily classified within the Residential and Commercial classifications, then the Director shall determine which standards shall be applied.

**D. Shared Parking:**

**1. Intent:** Shared parking facilities are permitted outright in the Village Core and Transition Area as an optional development standard to the developer. The purpose is to provide efficient parking resources for multiple users.

**2.** The Director shall authorize multiple users of shared parking provided:



Public Works Directors, including abutting sidewalks and landscaping.

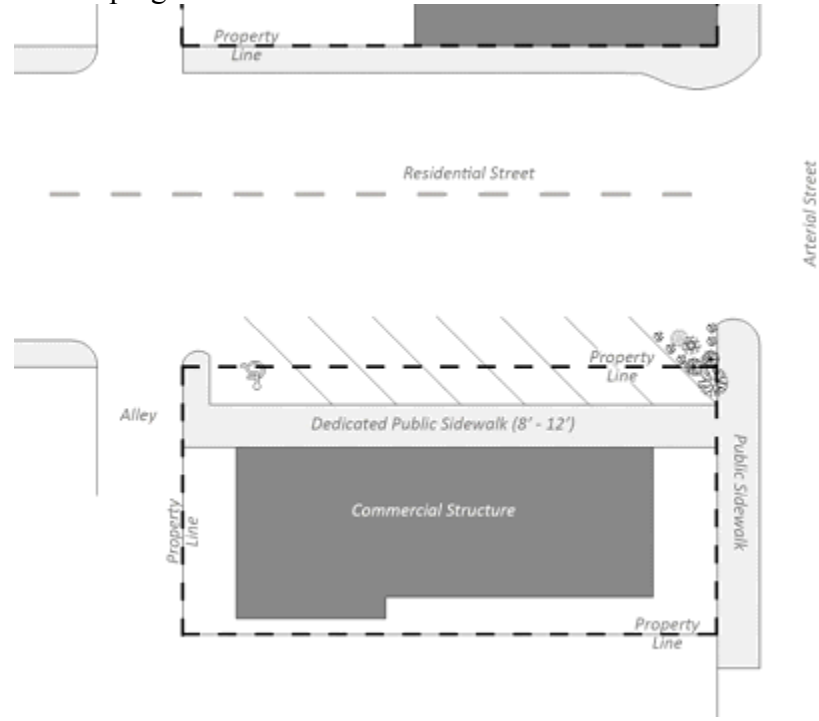


Figure .350-A.

**F. Parking for Change of Use or Additions.** The Director shall have the authority to waive parking requirements for situations (C. 2.a.) and (C. 2.b.), above, when there is no existing space available on site to provide additional parking, no parking can reasonably be provided within 500' of the generator, and the surrounding streets will not be adversely affected due to the existence of ample on-street parking.

**G. Parking Reduction Allowed.** The Director may administratively reduce parking by an additional 15% for any new commercial, mixed use or multifamily development that provides covered bicycle parking spaces. The Director may administratively reduce parking by an additional 15% for any new commercial, mixed use or multifamily development that provides covered transit shelters for the Whatcom Transit Authority. The reduction in parking for constructing covered bicycle parking and covered transit shelters can be accumulative to 30% total reduction in parking, calculated prior to any automobile parking reductions.

## 20.37.360 - KING MOUNTAIN URBAN VILLAGE - LANDSCAPING

**A. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the King Mountain Urban Village except as follows:

1. Development in Residential areas shall comply with BMC 20.28 Infill Housing or BMC 20.30 Residential Single Development

**B. Standards.**

1. Development shall provide landscaping in accordance with [BMC 20.12.030](#).
2. All landscaping provided to meet requirements under this Section must meet the standards herein to ensure the long-term health, viability and coverage of plantings.

## **20.37.270 - KING MOUNTAIN URBAN VILLAGE - SIGNS**

**A. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the King Mountain Urban Village. Development in Residential Areas shall comply with BMC 20.28 Infill Housing or BMC 20.30 Residential Single Development.

**B. General Provisions.** No sign shall be permitted unless it complies with the provisions herein.

**C. Exemptions.** The following signs shall be exempt from the provisions of this Title:

1. Traffic signs installed by a government agency.
2. Directional, way finding program signs installed by a government agency if the signs are consistent with the provisions of the King Mountain Urban Village Subarea Plan.

**D. Standards**

1. Off premise, rooftop and pole signs are prohibited.
2. One monument sign per site is permitted whether it is for a single or mixed use. The monument sign shall not exceed 60 square feet per face or six feet in height measured from existing grade.
3. Building mounted signage shall not exceed 100 square feet per use per building elevation, and no single use shall have more than 50 square feet per building elevation (logos are included).

**Exemption:** Building identification signs or cornerstones are permitted as an

integral and architecturally compatible part of the building or structure. Cornerstones shall not exceed four square feet and Building Identification signs shall not exceed 32 square feet.

4. Building mounted signs extending over the street right-of-way shall comply with the International Building Code. There shall be at least eight feet of vertical clearance between the bottom of the sign and the sidewalk and the sign shall not extend within two feet of the street curb.

5. Animated, moving, blinking or electronic (LED or similar) message centers are permitted only in the Village Core or Transition Area.

6. Directional Signs:

a. Directional signs are limited to six square feet per sign face and four feet in height if free-standing.

b. The message shall not contain the name of the establishment or advertising of any kind. Examples of directional signs include: "Enter," "Service Entrance," "No Parking," etc.

7. There is no limit on the number of directional signs.

8. Temporary building signs shall not exceed 32 square feet.

9. Real estate signs are limited to one sign per street frontage, shall be unlighted and shall not exceed 32 square feet.

## **20.37.380 - KING MOUNTAIN VILLAGE - LIGHTING**

**A. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within the Village Core and Transition Area in the King Mountain Urban Village.

**B. General Provisions.** No exterior lighting shall be permitted unless it complies with the provisions herein.

**C. Standards.**

1. Building and aesthetic lighting must be shielded to prevent direct glare and/or light trespass in excess of 1.5 foot candle at the property line, except

along Meridian Street in the Commercial Core.

**2.** Wall packs (flood lights) on buildings may be used at entrances to a building or to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs must be fully shielded to direct the light downward. Maximum bulb wattage is 100 watts.

**3.** Gas and service station canopies. A maximum of 250 watt bulbs recessed (including lenses) with the bottom of the canopy or gasoline pump island is permitted. Lights that project below the canopy ceiling are prohibited.