

PROPOSED DOWNTOWN DISTRICT DEVELOPMENT REGULATIONS

BMC 20.37 Urban Village

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20.37.020 – Purpose and Intent

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- G.** The '**Downtown District**' Urban Village use qualifier is intended to implement the Downtown Bellingham Plan which provides a policy framework for an approximately 269 acre area generally located east of the Waterfront and Old Town Districts, south of Halleck and Ohio Streets, west of Ellis Street, and north of Garden and Chestnut Streets.

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Article VI. Downtown District Urban Village

20.37.500 - Downtown District Urban Village - Applicability

- A.** Regulations specified within this article shall apply to the use of land within the Downtown District.
- B.** Should the provisions of this article conflict with any other provision of the Bellingham Municipal Code, except the Critical Areas Ordinance, Shoreline Master Program, Stormwater regulations or Chapter 20.28 BMC, Infill Housing, the provisions of this article shall apply.
- C. Amendments.**
1. The following amendments shall follow the annual comprehensive plan amendment process outlined in Chapter 20.20 BMC:
 - a. Any change within a land use area from one land use classification to another (i.e., Residential Transition to Commercial Core).
 - b. Any boundary change between unlike land use classifications (i.e., between Residential Transition and Commercial Core).
 - c. Creation of a new land use area with a new land use classification.
 2. The following amendments shall be considered through the rezone procedure in Chapter 20.19 BMC:
 - a. Changes in the boundaries between like land use areas such as between two Residential Transition areas.
 - b. Changes in the zoning of an "Area" or portion thereof that do not involve a change of land use classification.
 - c. Changes in permitted uses and/or density rules shall be considered a rezone, regardless of the land use area in which they appear.
 3. All other amendments to this article shall be considered through the development regulation amendment procedure in Chapter 20.22 BMC.

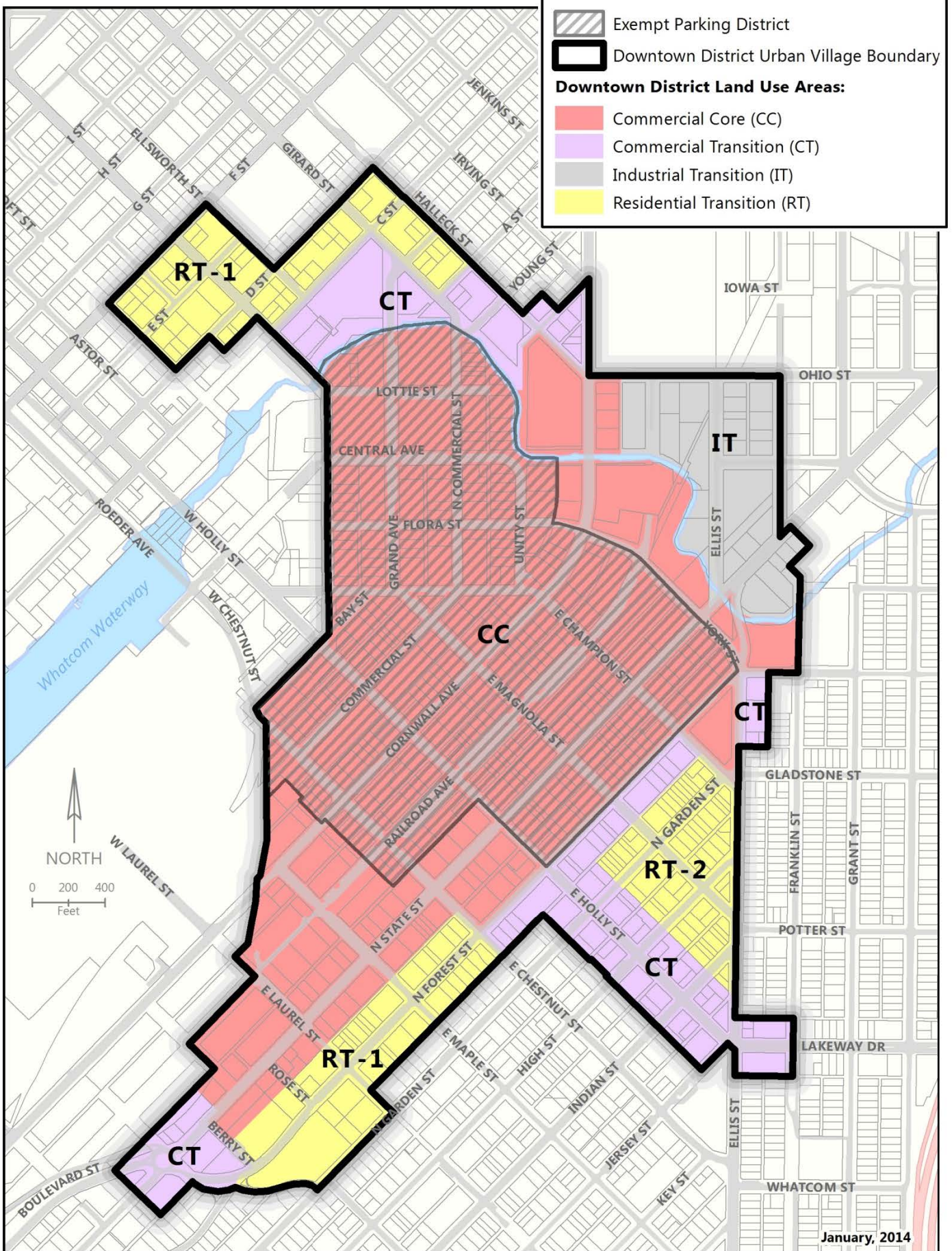
20.37.510 - Downtown District Urban Village - Establishment of Boundaries and Land Use Areas

- A.** The boundaries of the Downtown District and associated Land Use Areas are hereby delineated as shown in **Figure 20.37.510**.
- B.** The Downtown District is divided into various residential, commercial, and industrial land use areas. The purpose of these areas is to establish goals, policies, zoning and development regulations that require development to respond to the desired intensity, physical and aesthetic characteristics, and

neighborhood scale in each area. These areas are intended to ensure development is appropriately scaled and designed, and to encourage uses that are compatible with each other and the surrounding neighborhoods. Emphasis in this area is on the pedestrian environment, the preservation of historic buildings, and the compatibility of new development.

1. **Commercial Core (CC).** The Commercial Core Area is intended to be the most densely developed area within the Downtown District with the highest concentration of employment, services, entertainment and housing. The wide range of supportive land uses including retail, office, recreation, public facilities, parks and open space are supported by well-developed transit and pedestrian facilities.
2. **Commercial Transition (CT).** The Commercial Transition Areas are intended to allow commercial uses similar to the Commercial Core, but building height limits are reduced to provide a stepped transition to adjacent residential areas. Design standards in Chapter 20.25 BMC incorporate massing and aesthetic design measures to further reinforce the transition to residential uses.
3. **Residential Transition (RT).** Residential Transition Areas are generally located between commercial and residential multi zoned areas. A mix of housing types is encouraged to support the abutting commercial areas and provide housing choices for people of various incomes, ages and household types. Limited non-residential uses are permitted in addition to residential uses. These uses provide focused small-scale services for residents, create a smooth transition from commercial to residentially zoned areas, and incentivize preservation of historic building stock.
4. **Industrial Transition (IT).** The Industrial Transition Area is intended to accommodate a compatible range of industrial, commercial and residential uses to create a dynamic and eclectic setting that fosters business incubation. Industrial activities are limited to those which do not create excessive noise, smoke, odors or other objectionable nuisances to surrounding uses. Permitted residential uses are intended to be within mixed use buildings, and located above the first floor.

Figure 20.37.510 - Downtown District Urban Village Boundaries, Land Use Areas & Exempt Parking District



20.37.520 - Downtown District Urban Village - Uses

A. Uses are established in **Table 20.37.520**, below. Land use classifications are listed on the horizontal axis. Downtown District 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 Chapter 20.16 BMC, and to general requirements for the use and the use area.
3. 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).
4. If a **(number)** appears in the box at the intersection of the column and the row, the use may be permitted in the use area subject to the special limitations indicated in the corresponding "Note" at the end of the table.
5. **Use Determination:** In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the Planning and Community Development 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, and the intent of the Downtown District Sub-Area Plan.

Table 20.37.520 - Permitted Uses

P = Permitted C = Conditional Use N = Not allowed (#) = See Notes

When multiple symbols and notes appear in a box such as P(2) or (4), C, they are interpreted as (P) Permitted (2) when located in a main building(s) on a site existing as of (date of adoption) OR (4) on corner lots; (C) conditional elsewhere.

LAND USE CLASSIFICATION	AREA			
	CC (1) CT (1)	RT-1	RT-2	IT
A. Residential				
1. Attached Accessory Dwelling Unit per BMC 20.10.035	P	P	P	N
2. Detached Accessory Dwelling Unit existing prior to 1/1/1995, per BMC 20.10.035	P	P	P	N
3. Bed & Breakfast (There is no express limit on the number of bedrooms let as transient housing)	P	P	P(2), C	N
4. Boarding & Rooming Houses	P	C	C	P(3)
5. Co-housing Developments, per BMC 20.10.048	P	P	P	P(3)
6. Confidential Shelters, per BMC 20.10.047	P	P	P	N
7. Hotel, Motel, & Hostel	P	N	N	P
8. Infill Housing, per Chapter 20.28 BMC	P	P	P	N
9. Manufactured Home Park	N	N	N	N
10. Multi Family	P	P	P	P(3)
11. Single Family, Detached Dwelling Unit with less than 5,500 square feet of total floor area	P	P	P	N
12. Single Family Residence with 5,500 square feet or more total floor area, subject to BMC 20.16.020(L)(3)	P	C	C	N
B. Commercial				
1. Adult Entertainment	N	N	N	N
2. Commercial Recreation	P	N	N	P
3. Crematory	N	N	N	C
4. Day Care	P	C	C	N
5. Day Treatment Center	P	C	C	C
6. Drinking Establishment	P	N	N	P
7. Drive-up facilities such as bank tellers, food and beverage services, laundry pick up, and car washes.	N	N	N	P
8. Eating Establishment, including sale and on-premise consumption of alcoholic beverages as an accessory use.	P	P	P(2) or (4), C	P
9. Food Membership Distribution, including Community Supported Agriculture (CSAs) and Food Buying Clubs	P	N	N	P
10. Live/Work Unit	P(5)	P(5)	P(5)	P(5)
11. Motor Vehicles Sales, limited to automobiles, motorcycles, scooters and recreational vehicles	P(6)	N	N	P
12. Offices	P	P	P	P
13. Repair of small equipment & items such as appliances, electronics, clocks, furniture, hand tools, and watches	P	N	N	P

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LAND USE CLASSIFICATION	AREA			
	CC (1) CT (1)	RT-1	RT-2	IT
14. Retail Sales, except as restricted in subsection (B)(11) above	P	P(4)	P(4)	P
15. Services, Personal	P	P	P(2) or (4)	P
16. Service Station & Gas Station	N	N	N	P
C. Health Care				
1. Doctor, Dentist, Medical, & Therapy Office and/or Laboratory	P	P	P	P
2. Medical Care Facility	P	C	C	N
3. Service Care	P	C	C	N
4. Veterinary Service, Animal Hospital & Small Animal Care Shop	P(6)	N	N	P(6)
D. Public & Semi-Public Assembly				
1. Interpretive Center, Library, & Museum	P	N	N	N
2. Art Gallery, Art School, and Commercial Art Studio	P	P	P(2)	N
3. Auditorium, Stadium, and Theater	P	N	N	P
4. Church and House of Worship	P	C	C	C
5. Community Center	P	C	C	N
6. Convention Center	P	N	N	P
7. Institution of Higher Education and School	P	C	C	P
8. Neighborhood Club/Activity Center	P	C	C	P
9. Park, Trail, & Playground	P	P	P	P
10. Passenger Terminal	P	N	N	P
11. Private Club & Lodge	P	C	C	P
E. Industrial				
1. Automobile Services for the washing, lubrication, and minor repair of automotive vehicles.	N	N	N	P
2. Automobile Wrecking	N	N	N	N
3. Commercial Electric Power Generation, per BMC 20.36.030(C)	N	N	N	P
4. Construction and storage yards	N	N	N	P
5. Hazardous Waste Treatment & Storage Facility	N	N	N	N
6. Manufacturing and Assembly except as allowed in subsection (E)(7) below	P(6)(7)(8)	N	N	P(7)
7. Manufacture, bottling, and distribution of beverages, including breweries, distilleries, and wineries	P(8)	N	N	P
8. Mini Storage Facility	P(6)(9)	N	N	P
9. Monument and Stone Works	N	N	N	P(7)
10. Repair of large equipment such as vessels, vehicles, & floor-	N	N	N	P

Table 20.37.520 - Permitted Uses

P = Permitted C = Conditional Use N = Not allowed (#) = See Notes

When multiple symbols and notes appear in a box such as **P(2) or (4), C**, they are interpreted as (P) Permitted (2) when located in a main building(s) on a site existing as of (date of adoption) OR (4) on corner lots; (C) conditional elsewhere.

LAND USE CLASSIFICATION	AREA			
	CC (1) CT (1)	RT-1	RT-2	IT
based tools				
11. Warehousing, Wholesaling, & Freight Operation	N	N	N	P(10)
F. Miscellaneous Uses				
1. Adaptive Use for Historic Register Buildings, per BMC 17.90.080 & 20.16.020(A)(1)	C	C	C	C
2. Community Gardens	P	P	P	P
3. Community Public Facilities, per BMC 20.16.020(J)(4)	P	C(11)	C(11)	P
4. Parking Facility (Nonretail)	P	C(12)	C(12)	P
5. Parking Facility (Retail)	P	N(12)	N(12)	P
6. Public Utilities on private property	P(13)	C	C	P
7. Public Utilities when located within a public right-of-way	P	P	P	P
8. Recreational Vehicle Park	N	N	N	N
9. Recycling and Refuse Collection Center	C	N	N	P
10. Wireless Communications Facility, per Chapter 20.13 BMC	P,C	P,C	P,C	P,C

NOTES:

- (1) Ground floor commercial may be required in certain locations as shown in the **City Center Design Standards** in BMC 20.25.040(C).
- (2) Permitted when located in a main building(s) on a site existing as of (date of adoption).
- (3) Permitted when in conjunction with other permitted uses, provided the residential use is located on or above the 2nd floor.
- (4) Permitted on corner lots. The gross floor area of a Corner Store may not exceed 3,000 square feet unless approved by a Conditional Use Permit. A Corner Store may not be approved within 600' of another Corner Store.
- (5) The "Work" component in Live/Work is limited to those permitted and conditional uses listed under the applicable zoning subarea in Table 20.37.520.
- (6) When entirely enclosed within a structure.
- (7) The manufacture, compounding, processing, refining, and treatment of significant quantities of the following materials, products or operations is prohibited. For the purpose of this section "significant quantities" consists of a barrel or more at a single time. Acetylene, asphalt and tar, brick, tile, terra cotta, concrete, cement, lime, gypsum, and plaster of Paris, fats, oils and soap, fertilizer, garbage, offal, bones, and the reduction of dead animals, forging or smelting of metal, lampblack, stove and shoe polish, lumber and planing mills, oilcloth and linoleum, paint, shellac, turpentine, lacquer and varnish, paper and pulp, petroleum processing and storage, any explosive or highly inflammable material, slaughtering and processing of meat or fish products, tannery and curing of raw hides, chemicals such as acid, ammonia, bleach, chlorine, dye stuff, glue, gelatin and size, automotive wrecking, or junk yards.
- (8) Permitted when in conjunction with retail sales of the same product on site.
- (9) Permitted when the floor area is less than 50 percent of the floor area of other permitted use(s) on site.
- (10) Excluding the storage and handling of explosives, ammonia, chlorine, and any other similarly dangerous or toxic substances.
- (11) Conditional except for those uses permitted in D.9. above.
- (12) Permitted as shared parking pursuant to **Section .540 D.2.e.**
- (13) Exclusive of storage yards.

20.37.530 - Downtown District Urban Village - Development Regulations

A. Applicability. The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the Downtown District except as follows:

1. **Residential Transition Areas.** Development in Residential Transition Areas shall comply with Chapter 20.28 BMC, Infill Housing, Chapter 20.30 BMC, Residential Single Development, or Chapter

20.32 BMC, Residential Multiple Development, for corresponding development unless specified otherwise herein. Non-residential uses shall comply with BMC 20.32 Residential Multiple Development unless specified otherwise herein.

2. Industrial Transition Area. Development in the Industrial Transition Area shall comply with Chapter 20.36 BMC, Industrial Development, unless specified otherwise herein.

B. Design Review. See Chapter 20.25 and 21.10 BMC for applicable design review areas, standards, and procedures. Non-residential uses located in Residential Transition Areas shall be considered 'mixed uses' for purposes of applying design review standards and procedures.

Table 20.37.530 - Standard Development Regulations

Development Regulations	Area				
	Commercial (CC & CT)	Residential (RT-1 and 2)			Industrial (IT)
Applicable Development Regulations	BMC 20.37.500 through .560	Chapter 20.28 BMC, Infill Housing	Chapter 20.30 BMC, Residential Single Development	Chapter 20.32 BMC, Residential Multi Development	Chapter 20.36 BMC, Industrial Development
Minimum lot size	None	(1)	None	None	None
Maximum Density	None	RT1: None RT2: 1,500 sq.ft. per unit	RT1: None RT2: 1,500 sq.ft. per unit	RT1: None RT2: 1,500 sq.ft. per unit	None
Setbacks from property lines	None (8)	(1)	(2)	RT-1: None RT-2: (3)	None (8)
Maximum Height	CC: None (8). CT: 65' (5)(6)(7)(8)(10).	(1)	(2)	RT-1: (3) RT-2: 35' under BMC 20.08.020, height definition No. 1, or 25' under height definition No. 2.	None (8)
Lot Coverage	None (8)	(1)	(2)	RT-1: None . RT-2: (3).	None (8)
Open Space	None (8)	(1)	(2)	RT-1: (3)(4)(9). RT-2: (3)(4)(9).	None (8)
Usable Space	None	(1)	(2)	(3)	None

Notes:

- (1) Subject to Chapter 20.28 BMC, Infill Housing, for corresponding development.
- (2) Subject to Chapter 20.30 BMC, Residential Single Development, for corresponding development.
- (3) Subject to Chapter 20.32 BMC, Residential Multi Development, for corresponding development, including development of Commercial and Conditional Uses.
- (4) A minimum of 10% of the total site area shall be left as an open space when development or change of use on a property will include a commercial use.
- (5) The maximum height within 15 feet of a property line abutting a residential single zone or a residential transition area shall be 2 stories and 32 feet).
- (6) Height is measured per Height Definition #1.
- (7) A building may be divided into modules and stepped with height measured on a per module basis to respond to topography on sloped property.
- (8) Additional restrictions may apply as specified in the Shoreline Management Program.
- (9) Open space may be satisfied by achieving a green area factor (green factor) score of at least 0.3 in accordance with BMC 20.12.030(E).
- (10) The maximum height within 15 feet of a property line abutting a residential zone shall be 2 stories and 32 feet.

20.37.540 - Downtown District Urban Village - Parking

A. Applicability.

1. The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the Downtown District. All parking standards in Chapter 20.12 BMC concerning

general provisions, design provisions and improvement standards shall apply except as provided herein.

2. Off-street parking in accordance with the provisions herein shall be provided whenever:
 - a. A main building is constructed or relocated upon another lot; or
 - b. The cost of interior alteration or repair within any 12-month period exceeds 50 percent of the actual valuation.
 3. Buildings existing as of **(date of adoption)** are exempt from the requirement to provide additional parking due to a use change.
 4. The Planning and Community Development Director shall have the authority to waive parking requirements when consistent with an area-wide parking plan and/or district pursuant to BMC 20.12.010(A).
 5. The Planning and Community Development Director may exempt existing buildings listed on the Local, State or National Register of Historic Places from required parking for a one-time floor area expansion provided that (1) the floor area expansion is limited to an area no greater than 10% of the area of the existing building and (2) existing conforming parking on site shall not be displaced. Exception: If the listed historic building provides 10% or less of the on-site parking that would be required for an equivalent new building, the Planning and Community Development Director may allow displacement of some or all of the on-site parking.
 6. The creation of new improved on-street parking that abuts a project site may count toward on-site parking requirements when the new street parking will increase the supply of improved on-street public parking. The parking and street design are subject to Public Works Department approval.
- B. Uses shall provide parking as follows.**
1. Uses in the Downtown Exempt Parking District as shown on **Figure 20.37.510** are exempt from parking requirements.
 2. Uses in all other areas shall provide parking as shown on **Table 20.37.540(A)**. Fractions are rounded up to the next whole number.
 3. If a use is not readily classified within the zoning classifications, then the Planning and Community Development Director shall determine the standards which shall be applied.

Table 20.37.540(A) - Minimum Parking Requirements

Use	Minimum Parking Requirements
Residential	0.5 space for each studio unit. 0.75 space for each 1-bedroom unit. 1.00 space for each 2- and 3-bedroom unit. 0.5 additional space for each bedroom over three per unit.
Commercial and Institutional	1 space per 500 SF of gross floor area used for offices, retail, services, eating and drinking establishments, cultural or education facilities and similar uses.
Industrial and Manufacturing	1 space per 5,000 square feet of gross floor area or 1 per 2 employees (working at the same time) whichever is greater.
Warehousing and Wholesale	1 space for every 20,000 square feet of gross floor area or 1 per 2 employees (working at the same time) whichever is greater.

- C. Unbundled Parking.** Unbundled parking means that the parking required of a project is not assigned to building space; it is sold or leased separately.

1. **Purpose:** To make more efficient use of parking that is required of a project but not otherwise used or needed by tenants of the project. Taking into account that the parking required of a project represents the parking demand added to the general vicinity, this parking can then be made available to any on- or off-site use, on a fee or lease basis, to provide more opportunities to satisfy the local parking demand.
 2. **Applicability.** Required parking for a project may be unbundled for uses within the project. The use of unbundled parking by off-site uses is allowed only in Commercial and Industrial zones.
- D. Shared Parking:** Shared parking means that parking spaces are shared by more than one user or business that has different parking demand patterns. In these situations, shared parking strategies will result in fewer total parking spaces needed when compared to the total number of spaces needed for each land use or business separately.
1. **Purpose:** To efficiently utilize parking resources where the potential for shared parking provisions with adjacent land uses has been analyzed and found to be appropriate.
 2. The Planning and Community Development Director may authorize two or more uses to share parking provided:
 - a. The number of parking spaces provided is at least equal to the greatest number of needed spaces for uses operating at the same time.
 - b. The developer shall complete a parking demand analysis to demonstrate that the resultant parking will be adequate for the anticipated uses.
 - c. Shared parking shall be unbundled as necessary to ensure the adequacy of parking in subsection (2)(b) of this section. This may require that parking is not assigned or dedicated. All spaces that are to be assigned or dedicated shall be shown/evaluated in a shared parking demand study. Unbundled parking may be leased to off-site uses that are not a party to the shared parking agreement.
 - d. To ensure that a parking area is shared, each property owner or party shall sign a shared parking agreement in a form acceptable to the City Attorney, stating that his/her property is used for parking by another use(s) on the same property, or a use(s) on adjacent property. The applicant must record this statement with the Whatcom County Assessor's Office to run with the property(s). Shared parking may include use of off-site parking in a commercial parking structure.
 - e. Parking lots associated with an approved conditional use in a Residential Transition Area may be used as shared parking during off peak hours of the primary permitted use on site upon Planning and Community Development Director approval of a shared parking agreement. (Example: A church parking lot may be approved for use by other uses during weekdays when not otherwise being used by the church)
- E. Parking Reduction Allowed.** The Planning and Community Development Director may administratively reduce parking for projects that, either through adoption of a program or actual parking characteristics of the use, will result in less auto dependence. Such programs or special uses may include, but not be limited to, implementation of a shared car service (i.e., Zipcar™), enhanced bike storage facilities, purchase of WTA transit passes through the Urban Village Trip Reduction Credits (BMC 19.06.040(E) - Table 2), installation of covered transit shelters where approved by the Whatcom Transportation Authority and Public Works Department, and senior and affordable housing. The burden of proof of how a program or use characteristics will decrease parking demand shall be on the developer.
- F. Parking Design.**
1. **Industrial and Commercial areas.** No portion of any open parking facility or drive lane shall be located within five feet (5') of any property line, or within any required yard. Exceptions to this provision include ingress/egress lanes and when an alley is used for direct maneuvering.
- G. Bike Parking.**
1. **Purpose.** Bicycle parking is required for certain use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles. These regulations ensure adequate short and long-term bicycle parking based on the demand generated by the different use categories and on the level of security necessary to encourage the use of bicycles for short and long stays.
 2. **Number of spaces required.**

- a. The required minimum number of bicycle parking spaces is shown on **Table 20.37.540(B)**. No bicycle parking is required for uses not listed.
- b. Bicycle parking is required for:
 - i. When the previous use on site was nonconforming to bicycle parking.
 - ii. A change of use, including change of tenants when they are the same use, and
 - iii. Exception: The Planning and Community Development Director may reduce or waive long term bicycle parking for **subsections (b)(i) and (ii)** of this section if the applicant proves to the Director's satisfaction that because of the design of the existing building, lack of leasable stalls within 300 feet of the site, or other extraordinary situation or condition in connection with a specific piece of property, the provision of the required stalls would involve practical difficulties and cause undue hardship unnecessary to carry out the spirit and intent of this section.
- c. The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses that operate at the same time on a site, the required bicycle parking for the site is the sum of the required parking for the individual primary uses.

3. Exemptions.

- a. No long-term bicycle parking is required on a site where there is less than 2,500 square feet of gross building area.
- b. No bicycle parking is required for unattended surface parking lots.

TABLE 20.37.540(B) - Minimum Required Bicycle Parking		
Specific Use	Long-term Spaces	Short-term Spaces
1. Multi-family housing	2, or 0.5 per bedroom and studio unit.	2, or 0.05 per bedroom and studio unit.
2. Commercial: Retail Sales and Service, including Eating and Drinking Establishments	2, or 1 per 12,000 sq.ft. of gross floor area.	2, or 1 per 5,000 sq.ft. of gross floor area.
3. Commercial: Office	2, or 1 per 10,000 sq.ft. of gross floor area.	2, or 1 per 20,000 sq.ft. of gross floor area.
4. Commercial: Off-street parking lots and garages available to the general public without charge or on a fee basis	2, or 1 per 20 automobile spaces.	6, or 1 for each 20 automobile spaces.
Note: Wherever this table indicates two numerical standards, such as "2, or 1 per 5,000 sq.ft. of gross floor area," the larger number applies. Fractions of 0.5 or greater are rounded up to the next whole number.		

4. Bicycle Parking Standards.

a. Short-term bicycle parking.

- i. **Purpose.** Short-term bicycle parking encourages shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Short-term bicycle parking should serve the main entrance of a building and should be visible to pedestrians and bicyclists.

ii. Standards.

(A) Required short-term bicycle parking shall be located:

- (1)** Outside a building;
- (2)** At the same grade as the sidewalk or at a location that can be reached by an accessible route; and

(3) Within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route. For sites that have more than one primary building, the bicycle parking shall be within 50 feet of a main entrance as measured along the most direct pedestrian access route, and shall be distributed to serve all primary buildings.

(B) Short term bike parking may be located within the public right-of-way provided the location and design are approved by the Public Works Department.

b. Long-term bicycle parking.

i. **Purpose.** Long-term bicycle parking provides employees, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. Although long-term parking does not have to be provided on-site, the intent of these standards is to allow bicycle parking to be within a reasonable distance in order to encourage bicycle use.

ii. **Standards.** Required long-term bicycle parking shall be:

(A) Provided in racks or lockers that meet the standards of subsection (G)(4)(c);

(B) Located on the site or in an area where the closest point is within 300 feet of the site;

(C) Covered. At least 50% of required long-term bicycle parking shall be covered and meet the standards of **subsection (G)(4)(c)(v)** of this section (Covered Bicycle Parking); and

(D) Secured. To provide security, long-term bicycle parking shall be in at least one of the following locations:

(1) In a locked room;

(2) In an area that is enclosed by a fence with a locked gate. The fence shall be either 8 feet high, or be floor-to-ceiling;

(3) Within view of an attendant or security guard;

(4) In an area that is monitored by a security camera; or

(5) In an area that is visible from employee work areas.

c. Standards for all bicycle parking.

i. **Purpose.** These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.

ii. **Bicycle lockers.** Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.

iii. **Bicycle racks.** Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks shall meet the following standards:

(A) The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;

(B) A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and

(C) The rack shall be securely anchored.

iv. **Parking and maneuvering areas.**

(A) Each required bicycle parking space shall be accessible without moving another bicycle;

(B) There shall be an aisle at least 5 feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and

(C) The area devoted to bicycle parking shall be hard surfaced.

v. **Covered bicycle parking.** Covered bicycle parking, as required by this section, can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or

under other structures. Where required covered bicycle parking is not within a building or locker, the cover shall be:

- (A) Permanent;
- (B) Designed to protect the bicycle from rainfall; and
- (C) At least 7 feet above the floor or ground.

vi. **Signs.** If required bicycle parking is not visible from the street or main building entrance, a sign shall be posted at the main building entrance indicating the location of the parking.

20.37.550 - Downtown District 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 Downtown District except as follows:
 - 1. Development in Residential Transition Areas shall comply with Chapter 20.28 BMC, Infill Housing, Chapter 20.30 BMC, Residential Single Development, or Chapter 20.32 BMC Residential Multi Development, for corresponding development.
- B. Standards.** 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. The Planning and Community Development Director may establish standards relating matters including, but not limited to, the type and size of plants, number of plants, concentration of plants, depths of soil, use of low-water use plants, and access to light, water, and air for plants.
 - 1. Development shall provide landscaping in accordance with BMC 20.12.030 except as provided herein.
 - 2. Separation areas as required in subsection .540(F)(1) shall be landscaped.

20.37.560 - Downtown District Urban Village - Signs

- A. General Provisions.** No sign shall be permitted unless it complies with the provisions herein.
- B. Applicability.** The regulations of this Section shall apply to the development of any principal and/or accessory use within any area in the Downtown District except as follows:
 - 1. **Residential Transition Areas.** Development in Residential Transition Areas shall comply with Chapter 20.28 BMC, Infill Housing, Chapter 20.30 BMC, Residential Single Development, or Chapter 20.32 BMC, Residential Multi Development, for corresponding development. Non-residential uses shall comply with BMC 20.32 Residential Multiple Development unless specified otherwise herein.
 - 2. **Industrial Transition Area.** Development in the Industrial Transition Area shall comply with Chapter 20.36 BMC, Industrial Development, having a 'light' industrial use qualifier.
 - 3. **Commercial Areas.** Development in Commercial Areas shall comply with subsection .560(D).
 - 4. Billboards are permitted in the billboard overlay zones when in accord with the provisions of this code.
 - 5. Properties within the jurisdiction of the Shoreline Master Program are also regulated by the sign standards as defined in the Shoreline Master Program. Where conflicts arise, the more restrictive standards apply.
- C. Exemptions.** The following signs shall be exempt from the provisions of this Title:
 - 1. Traffic signs installed by a government agency.
 - 2. Directional, wayfinding program signs installed by a government agency if the signs are consistent with the provisions of the Downtown Plan.
 - 3. Tenant Panel and Directory Signs when located within a recessed entry.
 - 4. Interior signs including those painted on the interior of glass windows.
 - 5. Specific service signage as defined herein shall be permitted on the public right-of-way consistent with the policies and approval of the public works department.

6. Building identification signs or cornerstones are permitted as an integral and architecturally compatible part of the building or structure. Cornerstones shall not exceed 4 square feet and building identification signs shall not exceed 32 square feet. These exemptions shall not contain any colors, words, letters, numbers, symbols, graphic designs, logos or trademarks for the purpose of identifying a good, service, product, or establishment.
7. Directional Signs.
 - a. Directional signs are limited to 6 square feet per sign face and 3 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.
 - c. There is no limit on the number of directional signs.

D. Standards for Commercial Areas.

1. Pole signs and off-premises signs are prohibited.
2. No lighted signs shall be permitted on building walls facing a residentially zoned area when the property whereon the sign is located abuts a residential zoned area.
3. One free standing monument sign is permitted at each main entrance. The determination of whether an entrance functions as a main entrance shall be made by the Planning Director. Monument signs shall not exceed 60 square feet per face nor 6 feet in height measured from existing grade. Said sign may be lighted but the message shall be limited to the name of the complex and its occupants, with the exception that if a gasoline station is represented on the sign, the sign may contain gasoline price information.
5. Building mounted signs extending over the street right-of-way shall comply with the International Building Code and the requirements of the Public Works Department.
6. Temporary building signs shall not exceed 32 square feet.
7. Real estate signs are limited to one sign per street frontage, shall be unlighted, and shall not exceed 32 square feet.