21.10.040 Anderson Park (AP) Zone

(D) Allowed Uses and Basic Development Standards.

	Use	Parking ratio: unit of	measure (min. required,
Section			
			Residential
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets (see Map 10.3, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070(C). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
2	Dormitory	Bed(0.5, 1.0)	
3	SRO		
4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

(D) Allowed Uses and Basic Development Standards.

Ī		Use	Parking ratio: unit of	measure (min. required,
	on			
	Section			
	Š			
				Residential
	1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets (see Map 10.3, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070(C). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100-50 feet or one-quarter block length from a street intersection.
				3. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
	2	Dormitory	Bed(0.5, 1.0)	
	3	SRO		
	4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

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(D) Allowed Uses and Basic Development Standards.

	Use	Parking ratio: unit of	measure (min. required,
Section			
			Residential
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets (see Map 10.3, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070(C). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 400-50 feet or one-quarter block length from a street intersection. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
2	Dormitory	Bed(0.5, 1.0)	
3	SRO		
4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

21.10.070 Sammamish Trail (SMT) Zone

(D) Allowed Uses and Basic Development Standards.

ſ		Use	Parking ratio: unit of	measure (min. required,
	Section			
ŀ				Residential
Ĭ	1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets (see Map 10.3, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070(C). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100-50 feet or one-quarter block length from a street intersection. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
	2	Dormitory	Bed(0.5, 1.0)	
Ĺ	3	SRO		
	4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

21.10.080 Town Square (TSQ) Zone

(D) Allowed Uses and Basic Development Standards.

		Use	Parking ratio: unit of	measure (min. required,
	Section			
ľ				Residential
	1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets (see Map 10.3, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070(C). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100-50 feet or one-quarter block length from a street intersection. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
	2	Dormitory	Bed(0.5, 1.0)	
	3	SRO		
•	4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.

(D) Allowed Uses and Basic Development Standards.

·				— II do
L.	Use	Parking ratio: unit of	measure (min. required,	Type II does not exist in this zone.
Section				
			Residential	
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, por 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian st 10.3, Downtown Pedestrian System Map), or where ground floor negatively impacted by nearby nonresidential uses, except throug an Administrative Design Flexibility per RZC 21.76.070(C). Residallowed on ground floor streets fronts of Type II Pedestrian Street 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian ont within the shorter distance of 100 feet or one-quarter block lend intersection. Affordable Housing requirements apply to developments of 10 un RZC 21.20.020. 	reets (see Map residences may be gh establishment of ential uses may be s per RZC etrian Streets, but eight from a street
2	Dormitory	Bed(0.5, 1.0)		
3	SRO			
4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) Retirement residence with no skilled nursing facility: Unit (1.0, 1.4. Retirement residence with skilled nursing facility. Worker on large 1.25) A traffic mitigation plan is required. The plan shall address traffic management (including mitigation of overflow parking into adjoini areas), and traffic movement to the arterial street system. 	0). est shift (1.25, control, parking

21.10.100 River Trail (RVT), Carter (CTR), and East Hill (EH) Zones

(D) Allowed Uses and Basic Development Standards.

	Use	Parking ratio: unit of	measure (min. required,
Section			
		1	Residential
1	Multifamily Structure, Mixed-Use Residential	Dwelling Unit (1.0, 2.25) Plus one guest space per four units for projects with six units or more. Curbside parking along the site may be counted towards up to 25 percent of the required off-street parking.	 Maximum density per lot dependent upon size and width of lot, per RZC 21.10.130(B), Downtown Residential Densities Chart. Not permitted on ground floor street fronts of Type I pedestrian streets (see Map 10.3, Downtown Pedestrian System Map), or where ground floor residences may be negatively impacted by nearby nonresidential uses, except through establishment of an Administrative Design Flexibility per RZC 21.76.070(C). Residential uses may be allowed on ground floor streets fronts of Type II Pedestrian Streets per RZC 21.62.020(F)(5), Ground Floor Residential Uses on Type II Pedestrian Streets, but not within the shorter distance of 100 feet or one-quarter block length from a street intersection. Affordable Housing requirements apply to developments of 10 units or more. See RZC 21.20.020.
2	Dormitory	Bed(0.5, 1.0)	
3	SRO		
4	Housing Services for the Elderly	See Special Regulations	 Parking requirements are as follows: Multifamily housing for senior citizens: Unit (0.5, 2.0). Nursing home or long-term care facility: 4 patient beds (1.0, 1.0). Retirement residence with no skilled nursing facility: Unit (1.0, 1.0). Retirement residence with skilled nursing facility. Worker on largest shift (1.25, 1.25) A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential areas), and traffic movement to the arterial street system.