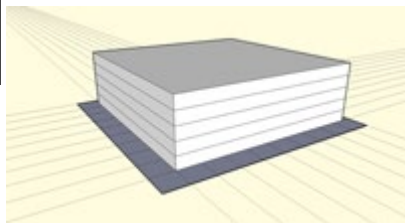
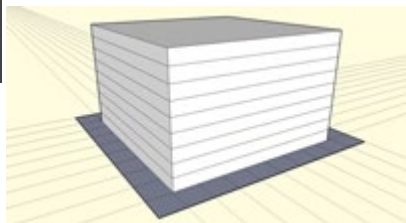


**21.12.040 OV Zone 1**

A. **Purpose.** Zone 1 encompasses a majority of the eastern half of Overlake Village, including both sides of 152nd Avenue NE. Residential uses are emphasized here as part of mixed-use developments. The land within this zone offers a strong opportunity to attract residents to this area due to its location within the core and proximity to transit options and the employment center to the north.

B. **Maximum Development Yield.**

Table 21.12.040A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	3.7	<del>TDRs or GBP: 0.05 Incentive Program: 1.69</del>	<del>5.35</del>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Example of a 5-story building with FAR = 3.7</p>  </div> <div style="text-align: center;"> <p>Example of 9-story building with FAR = 5.35</p>  </div> </div>
Height	5 stories	<del>TDRs or GBP: 1 story Incentive Program: 4 stories</del>	<del>9 stories</del>	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 1. To use the chart, first read down the left-hand column titled “Use.” When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted. The following headings are used in the table:

1. § = section number
2. Use = Land use
- ~~3. Max. FAR = Maximum floor area ratio~~
  - ~~a. Base = Maximum FAR without any incentives applied~~
  - ~~b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)~~
  - ~~c. w/50% Res. = With 50 percent residential~~

d. ~~w/IP = With incentive program~~

4. Min. Res. Floor Area = Minimum Residential Floor Area
5. Max. Height = Maximum Height
  - a. Base = Maximum height without any incentives applied
  - b. w/TDRs or GBP = With transferred development rights (TDRs) or green building and green infrastructure incentive program (GBP)
  - c. w/IP = With incentive program
6. Max. ISR / Min. LSR = Maximum impervious surface / minimum landscaped area
7. Parking Ratio = Parking ratio for the use
8. Special Regulations = Special regulations that apply to the use

Table 21.12.040B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
<b>Residential</b>							
1	Multifamily Structure	<del>2.5;</del> <del>2.5;</del> <del>2.5;</del> 4	50%	5; 6; 8	85% / 15%	Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite						

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height		Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP				
5	Housing Services for the Elderly	<del>2.5;</del> <del>2.5;</del> <del>2.5;</del> 4	50%	5; 6; 8	85% / 15%	See Special Regulations	<p>A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>1. Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>C. 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.</p>	

General sales or services

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
6	General Sales or Services	<del>0.36;</del> <del>0.41;</del> <del>0.41A;</del> <del>0.55B</del>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales, rental or service; and</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 square feet gross floor area in a single use.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>E. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol>

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							F. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation Services	<del>1.2;</del> <del>1.2;</del> <del>1.2;</del> <del>1.35</del>	50%	4; 5; 8	85% / 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	<del>.36;</del> <del>.41;</del> <del>.41A</del> <del>.55B</del>	0%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> Marijuana-related uses for additional requirements. B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>0.36;</del> <del>0.41;</del> <del>0.41A;</del> <del>0.55B</del>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>nearby multistory mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC <a href="#">21.12.140</a>, <i>OV Transitional Use Requirements</i> for transitional use requirements.</p> <p>D. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41A; 0.55B	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station					Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and
12	Battery exchange station						

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>applying the Regional Stormwater Management Facility incentive.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments, RZC <a href="#">21.04.030</a> Comprehensive Allowed Uses Chart.</p>
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, OV Incentive Program, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
14	Local Utilities		0%			Adequate to accommodate peak use	<p>A. Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>.</p>

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities			A. Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and			



Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP</del>	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
				applying the Regional Stormwater Management Facility incentive.			
16	Large Satellite Dishes / Amateur Radio Tower			<p>A. See RZC <a href="#">21.56</a>, <i>Wireless Communication Facilities</i>, for specific development requirements.</p> <p>B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and</p>			

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP</del>	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
				applying the Regional Stormwater Management Facility incentive.			
17	Wireless Communication Facilities			A. See RZC <a href="#">21.56</a> . Wireless Communication Facilities, for specific development requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and			

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
				applying the Regional Stormwater Management Facility incentive.			
<b>Arts, Entertainment, and Recreation</b>							
18	Arts, Entertainment, and Recreation	0.36; 0.41; 0.41A;	50%	4; 5; 8	85% / 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
19	Natural and other recreational parks	0.55B				1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
20	Education, Public Administration, Health Care, and other Institutions,	0.36; 0.41; 0.41A; 0.55B	50%	4; 5; 8	85% / 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
	except those listed below						B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
21	Health and Human Services					1,000 sq ft gfa (2.0, 3.0)	<p>A. Provisions for day care centers:</p> <ol style="list-style-type: none"> <li>1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).</li> <li>2. Play equipment shall be located no less than 10 feet from any property line.</li> <li>3. Shall not be located closer than 300 feet from existing day care operation in residential zone.</li> </ol> <p>B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
22	Religious Institutions					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2,	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and

**Table 21.12.040B**

**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
						0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)	applying the Regional Stormwater Management Facility incentive. B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments). C. Storage locations of buses/vans over 10,000 gw shall be shown on a plan and screened from neighboring properties or right-of-way. D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas. E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP) F. Maximum height for separate structures on-site such as bell towers,

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							crosses, statuary, or other symbolic religious icons is 50 feet. G. 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.
<b>Construction-Related Businesses</b>							
23	Construction-Related Businesses	<del>0.36;</del> <del>0.41;</del> 0.41A; <del>0.55B</del>	50%	4; 5; 8	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> for transitional use requirements. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Other</b>							
24	Kiosk						

Table 21.12.040B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
25	Vending carts			1; 1; 1	85% / 15%		<p>A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.</p> <p>B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.</p> <p>C. Structures shall be secured to prevent tipping and endangering public safety.</p> <p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC <a href="#">21.76.070.K</a> Conditional Use Permit.</p>

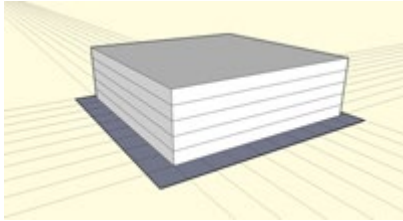
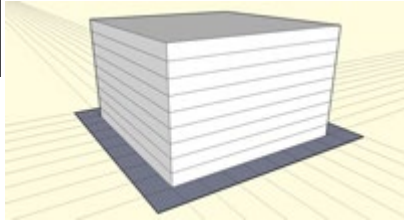
**TABLE NOTES:**

~~A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater~~

~~B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date~~

A. **Purpose.** Two portions of Overlake Village are included in [Zone 2](#): the land northwest of the NE 24th Street/DaVinci Avenue NE [intersection](#), and the area southeast of the NE 21st Street/152nd Avenue NE intersection. Commercial uses are emphasized here as part of mixed-use [developments](#). These land areas are not as desirable for exclusively residential development due to their location along major [arterials](#) or near SR 520 and as such less housing is required in these areas than in Zone 1.

B. **Maximum Development Yield.**

Table 21.12.050A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	3.7	<del>TDRs or GBP: 0.05</del> Incentive Program: 1.69	<del>5.35</del>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Example of a 5-story building with FAR = 3.7</p>  </div> <div style="text-align: center;"> <p>Example of 9-story building with FAR = 5.35</p>  </div> </div>
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 2. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See [RZC 21.76.020, Overview of the Development Process](#), for more information. Uses not listed are not permitted.



**Table 21.12.050B**

**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
<b>Residential</b>							
1	Multifamily Structure					Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite						
5	Housing Services for the Elderly	<del>2.5;</del> <del>2.5;</del> <del>2.5;</del> 4.0	25%	5; 6; 8	85%; 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.  B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)

Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</p> <p>C. 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.</p>
<b>General sales or services</b>							
6	General Sales or Services	<del>0.36;</del> <del>0.41;</del> 0.41A; <del>0.55B</del>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales, rental or service;</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use residential developments.</p> <p>C. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i></p> <p>D. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>

Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>E. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</li> <li>Take-out restaurant: 1,000 SF GFA (10.0, 10.0)</li> </ol> <p>F. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	<del>1.2;</del> <del>1.2;</del> <del>1.2;</del> 1.	25%	4; 5; 8	85%; 15%	Rental room (1.0, 1.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
8	Marijuana retail sales	<del>.36;</del> <del>.41;</del> <del>.41A;</del> <del>.55B</del>	0%	4; 5; 9	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC <a href="#">21.41</a> Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may increase to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>0.36;</del> <del>0.41;</del> <del>0.41A;</del> <del>0.55B</del>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted.

Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>B. Shall not be materially detrimental in terms of noise, emissions, vibrations, truck traffic and other potential operational impacts with nearby multi-story mixed-use/residential developments.</p> <p>C. Shall be considered a transitional use. See RZC <a href="#">21.12.140</a>, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p> <p>D. Maximum building height of 9 stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p>
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	0.36; 0.41; 0.41A;	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
11	Rapid charging station	0.55B				Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible

Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart..
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible

Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							for and applying the Regional Stormwater Management Facility incentive.
14	Local Utilities						A. Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
15	Regional Utilities		0%			Adequate to accommodate peak use	
16	Wireless Communication Facilities						
<b>Arts, Entertainment, and Recreation</b>							
17	Arts, Entertainment, and Recreation	<del>0.36;</del> <del>0.41;</del> <del>0.41A;</del> <del>0.55B</del>	25%	4; 5; 8	85%; 15%	Adequate to accommodate peak use	Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.

Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
18	Natural and other recreational parks					1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration, Health Care and other Institutions, except those listed below	0.36; 0.41; 0.41A;	25%	4; 5; 8	85%; 15%	See Special Regulations	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.  B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services	0.55B				1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.

**Table 21.12.050B**

**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							B. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
21	Religious Institutions					<p>Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or number of fixed seats (0.2, 0.2) Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a>, <i>OV Incentive Program</i>, on those properties eligible for and applying the Regional Stormwater Management Facility incentive.</p> <p>B. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space, but excluding stage, podium, lobby, and space for musical instruments).</p> <p>C. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>D. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>E. Steeples, bell towers, crosses or other symbolic religious icons mounted on the</p>



Table 21.12.050B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>F. Maximum height for separate structures on-site such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>G. Requires a conditional use permit if 750 seats or greater. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>.</p> <p>H. 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.</p>
<b>Construction-Related Businesses</b>							
22	Construction-Related Businesses	<del>0.36;</del> <del>0.41;</del> <del>0.41A;</del> <del>0.55B</del>	25%	4; 5; 8	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC <a href="#">21.12.140</a>, <i>OV Transitional Use Requirements</i>, for transitional use requirements.</p>

Table 21.12.050B

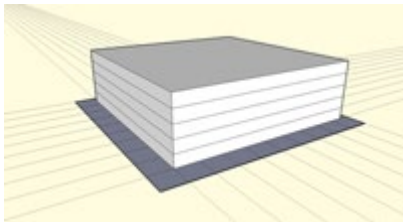
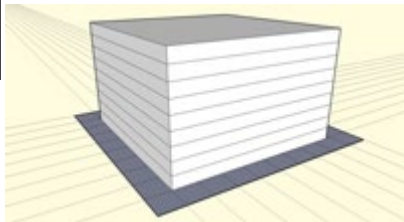
Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							C. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive.
<b>Other</b>							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
24	Vending carts			1; 1; 1	85%; 15%		
<b>TABLE NOTES:</b> <p style="color: red;">A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater</p> <p style="color: red;">B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date</p>							

### 21.12.060 OV Zone 3

A. **Purpose.** Zone 3 encompasses a majority of the southwest quadrant of the Overlake Village, except for the land bordering 152nd Avenue NE. Regional retail is emphasized here as part of mixed-use developments. This land area has the highest visibility and is located along this zone's highest trafficked corridors.

B. **Maximum Development Yield.**

Table 21.12.060A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	3.7	TDRs or GBP: 0.05 Incentive Program: 1.69	5.35	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Example of a 5-story building with FAR = 3.7</p>  </div> <div style="text-align: center;"> <p>Example of 9-story building with FAR = 5.35</p>  </div> </div>
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 4 stories	9 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 3. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

**Table 21.12.060B**

**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
<b>Residential</b>							
1	Multifamily Structure					Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more	
2	Mixed-Use Residential					Bed (0.75, 0.75)	
3	Dormitory					Bedroom (0.5, 1.0)	
4	Residential suite					See Special Regulations	
5	Housing Services for the Elderly	<del>2.5;</del> <del>2.5;</del> <del>2.5;</del> 4.0	25%	5; 6; 9	85%; 15%		<p>A. Parking requirements are as follows:</p> <ol style="list-style-type: none"> <li>Multifamily housing for senior citizens: Unit (0.5, 2.0)</li> <li>Nursing home or long-term care facility: 4 patient beds (1.0, 1.0)</li> <li>Retirement residence with no skilled nursing facility: Unit (1.0, 1.0)</li> <li>Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25)</li> </ol> <p>B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow parking into adjoining residential</p>

Table 21.12.060B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP</del>		Base; w / TDRs or GBP; w / IP			
							areas), and traffic movement to the arterial street system.
<b>General sales or services</b>							
6	General Sales or Services	<del>.36; .41; .41A; .55B</del>	25%	4; 5; 9	85%; 15%	1,000 SF GFA (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>Gasoline service;</li> <li>Outdoor automobile sales and service; and</li> <li>Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Automobile rental requires a conditional use permit (see RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>) and must comply with the following provisions:</p> <ol style="list-style-type: none"> <li>Shall not abut any residential zone.</li> <li>Rental uses operating in mixed-use developments are limited to eight rental vehicles at any given time in existing parking spaces; additional vehicles may be stored on-site in a building or elsewhere given</li> </ol>

Table 21.12.060B

Allowed Uses and Basic Development Standards

§	Use	<del>Max. FAR</del> <del>Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP</del>	Min. Res. Floor Area	<del>Max. Height</del> <del>Base; w / TDRs or GBP; w / IP</del>	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
							<p>submittal and approval by the Technical Committee of a vehicle storage plan.</p> <p>3. Vehicle display area shall be outside of required parking and landscape areas.</p> <p>4. Vehicles shall be stored on paved surfaces.</p> <p>5. Advertising signs are not permitted on the outside of vehicles. Signs providing information about the vehicle, such as year, make, model, etc., may be displayed on the outside of or in the windows of vehicles.</p> <p>6. Outdoor loudspeaker systems are prohibited.</p> <p>7. Razor wire, chain link, and barbed wire fences prohibited on street or access frontage.</p> <p>8. Vehicle repair shall be conducted indoors.</p> <p>D. Requires a conditional use permit if greater than 150,000 SF GFA. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>.</p> <p>E. Parking standards for restaurant uses:</p> <p>1. Sit-down restaurant: 1,000 SF GFA (9.0, 9.0)</p>

**Table 21.12.060B**

**Allowed Uses and Basic Development Standards**

§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP</del>		<del>Base; w / TDRs or GBP; w / IP</del>			
							2. Take-out restaurant: 1,000 SF GFA (10.0, 10.0)  F. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
7	Hotels, Motels and Other Accommodation Services	<del>1.2;</del> <del>1.2;</del> <del>1.2;</del> <del>1.35</del>	25%	4; 5; 9	85%; 15%	Rental room (1.0, 1.0)	
8	Marijuana retail sales	<del>.36;</del> <del>.41;</del> <del>.41A;</del> <del>.55B</del>	0%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> Marijuana-related uses for additional requirements.  B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of <u>gross floor area</u> for the retail components of mixed-use developments.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>.36;</del> <del>.41;</del> <del>.41A;</del> <del>.55B</del>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Warehouse and storage services not permitted.  B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.

Table 21.12.060B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP</del>		Base; w / TDRs or GBP; w / IP			
							C. Shall be considered a transitional use. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	
11	Rapid charging station	<del>.36; .41; .41A; .55B</del>	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties



Table 21.12.060B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
14	Local Utilities						Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> . See RZC <a href="#">21.56</a> , <i>Wireless Communication Facilities</i> , for specific development requirements.
15	Regional Utilities			4; 5; 9	85%; 15%	Adequate to accommodate peak use	
16	Wireless Communication Facilities		0%				
<b>Arts, Entertainment, and Recreation</b>							
17	Arts, Entertainment, and Recreation	<del>.36;</del> <del>.41;</del>	25%	4; 5; 9	85%; 15%	Adequate to accommodate peak use	

Table 21.12.060B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
18	Natural and other recreational parks	<del>.41A;</del> <del>.55B</del>				1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below					See Special Regulations	Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services	<del>.36;</del> <del>.41;</del> <del>.41A;</del> <del>.55B</del>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
21	Religious Institutions					Assembly uses: 1,000 sq ft gfa (10.0, 10.0), or	A. A seat is one fixed seat or 18 inches on a pew or bench or seven square feet in the general assembly area (including aisle space,

Table 21.12.060B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
						<p>number of fixed seats (0.2, 0.2)</p> <p>Other uses: 1,000 sq ft gfa (2.0, 3.0)</p>	<p>but excluding stage, podium, lobby, and space for musical instruments).</p> <p>B. Storage locations of buses/vans over 10,000 gvw shall be shown on a plan and screened from neighboring properties or right-of-way.</p> <p>C. Decorative fencing or decorative walls and landscaping on side or back lots are required when necessary to prevent visual impacts on neighboring properties and public shoreline areas.</p> <p>D. Steeples, bell towers, crosses or other symbolic religious icons mounted on the rooftop may exceed the maximum shoreline building height by 15 feet. (SMP)</p> <p>E. Maximum height for separate structures on-site, such as bell towers, crosses, statuary, or other symbolic religious icons is 50 feet.</p> <p>F. Requires a conditional use permit if 750 seats or greater. See RZC <a href="#">21.76.070.K</a>, <i>Conditional Use Permit</i>.</p> <p>G. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of</p>

**Table 21.12.060B  
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							overflow parking into adjoining residential areas), and traffic movement to the arterial street system.
<b>Construction-Related Businesses</b>							
22	Construction-Related Businesses	<del>.36;</del> <del>.41;</del> <del>.41A;</del> <del>.55B</del>	25%	4; 5; 9	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.  B. Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Other</b>							
23	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access.  B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act.  C. Structures shall be secured to prevent tipping and endangering public safety.
24	Vending carts			1; 1; 1	85%; 15%		

**Table 21.12.060B  
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ 50% Res.; w/ IP		Base; w / TDRs or GBP; w / IP			
							<p>D. Maximum size is six feet wide by ten feet long.</p> <p>E. Administrative design review required for structures.</p>

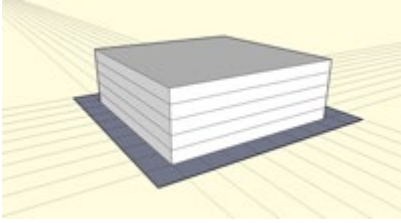
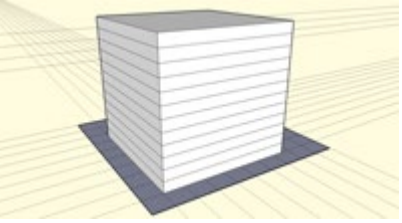
**TABLE NOTES:**

*A. Or the amount of non-residential floor area existing as of December 11, 2007, whichever is greater.*

*B. Or for those sites with an FAR of 0.48 or greater on December 11, 2007, a 0.15 increase above the FAR existing on that date.*

**21.12.070 OV Zone 4**

- A. **Purpose.** Zone 4 provides for redevelopment of a unique 28-acre, sloped site located at the core of the Overlake Village. This site is intended to provide a compact, mixed-use development with substantial residential development, as well as employment, retail and services, which are integrated with a major urban neighborhood public park that provides a central gathering place through plazas and green spaces. The substantial residential component is intended to achieve a site that is active during the day and during the evening, supports retail and other commercial space that is developed on the site, and supports the site as a transit-oriented place. For that reason, a 50 percent minimum residential floor area requirement is established. With its central location and proximity to major employers, the site is well-suited for pedestrian- and transit-supportive development. The design and development of this district will be controlled by a Master Plan. The Master Plan ensures that development here carries out the vision for Overlake.
- B. **Maximum Development Yield.**

Table 21.12.070A Maximum Development Yield				
	Base	Bonuses Available, and Quantity	Max.	Illustrations
Floor area ratio (FAR)	2.9	<del>TDRs or GBP: 0.05</del> Incentive Program: 2.25	<del>5.2</del>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;"> <p>Example of a 5-story building with FAR = 2.9</p>  </div> <div style="text-align: center;"> <p>Example of 9-story building with FAR = 5.2</p>  </div> </div>
Height	5 stories	TDRs or GBP: 1 story Incentive Program: 6 stories	12 stories	

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 4. To use the chart, first read down the left-hand column titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w / TDRs or GBP; w / IP</del>		Base; w / TDRs or GBP; w / IP			
<b>Residential</b>							
1	Multifamily Structure		50%		85%; 20%	Unit (1.0, 2.25) plus 1 guest	A. An applicant may use an alternate method to calculate the 50 percent minimum

**Table 21.12.070B**

**Allowed Uses and Basic Development Standards**

§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/IP</del>		Base; w / TDRs or GBP; w / IP			
2	Mixed-Use Residential					space per 4 units for projects of 6 units or more	residential floor area requirement for a proposed Master Plan. If used, the alternative method shall be described in a Development Agreement for the proposed Master Plan, and shall meet the intent of the 50 percent residential floor area requirement, which is described above in RZC <a href="#">21.12.070.A</a> , Purpose.
3	Dormitory					Bed (0.75, 0.75)	
4	Residential suite					Bedroom (0.5, 1.0)	
5	Housing Services for the Elderly	<del>2.5;</del> <del>2.5;</del> <del>4.0</del>		5; 6; 12		See Special Regulations	A. Height not to exceed 125 feet through Overlake Village Incentive Program. B. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) C. 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.

**General sales or services**

Table 21.12.070B

Allowed Uses and Basic Development Standards

§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/IP</del>		<del>Base; w / TDRs or GBP; w / IP</del>			
6	General Sales or Services	<del>.4;</del> <del>.47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales, rental and service; and</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 square feet gross floor area in a single use.</p> <p>D. Height not to exceed 126 feet through Overlake Village Incentive Program.</p> <p>E. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p> <p>F. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0)</li> </ol> <p>G. Parking for the following uses may be reduced as described below provided the Technical Committee finds there is sufficient data and analysis upon which the reduction is based to demonstrate that adequate parking will be provided, including shared parking:</p>



**Table 21.12.070B**

**Allowed Uses and Basic Development Standards**

§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/IP</del>		<del>Base; w / TDRs or GBP; w / IP</del>			
							<p>1. Parking for sit-down and carry-out restaurants may be reduced to not less than two (2) spaces per 1,000 square feet gross floor area;</p> <p>2. Parking for restaurants, cafes or delis with less than 750 square feet gross floor area may be reduced to zero spaces.</p>
7	Hotels, Motels and Other Accommodation Services	<del>.4;</del> <del>.47;</del> <del>1.2</del>	50%	4; 5; 12	85%; 20%	Rental room (1.0, 1.0)	Height not to exceed 135 feet through Overlake Village Incentive Program.
8	Marijuana retail sales	<del>.4;</del> <del>.47;</del> <del>1.0</del>	0%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	<p>A. See RZC <a href="#">21.41</a> Marijuana-related uses for additional requirements.</p> <p>B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>.4;</del> <del>.47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	<p>A. Wholesale trade establishments and warehouse and storage services not permitted.</p> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Height not to exceed 126 feet through Overlake Village Incentive Program.</p>

**Transportation, Communication, Information, and Utilities**

**Table 21.12.070B**

**Allowed Uses and Basic Development Standards**

§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/IP</del>		<del>Base; w / TDRs or GBP; w / IP</del>			
10	Road, Ground Passenger and Transit Transportation					1,000 sq ft gfa (2.0, 3.0)	Height not to exceed 126 feet through Overlake Village Incentive Program.
11	Rapid charging station						A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
12	Battery exchange station	<del>4;</del> <del>47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%	Adequate to accommodate peak use	A. Height not to exceed 126 feet through Overlake Village Incentive Program. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. B. Height not to exceed 126 feet through Overlake Village Incentive Program.
14	Local Utilities						
15	Regional Utilities		0%			Adequate to accommodate peak use	A. Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i>

**Table 21.12.070B**

**Allowed Uses and Basic Development Standards**

§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Base; w/ TDRs or GBP; w/IP</del>	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		4;		4;	85%;			
								B. Height not to exceed 126 feet through Overlake Village Incentive Program.
16	Wireless Communication Facilities							See RZC 21.56. <i>Wireless Communication Facilities</i> , for specific development requirements.
<b>Arts, Entertainment, and Recreation</b>								
17	Arts, Entertainment, and Recreation						Adequate to accommodate peak use	Height not to exceed 126 feet through Overlake Village Incentive Program.
18	Natural and other recreational parks	<del>4;</del> <del>47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%		1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>								
19	Education, Public Administration, Health Care, and other Institutions, except those listed below	<del>4;</del> <del>47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%		See Special Regulations	A. Religious institutions not permitted. B. Height not to exceed 126 feet through Overlake Village Incentive Program. C. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services						1,000 sq ft gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0).

Table 21.12.070B

Allowed Uses and Basic Development Standards

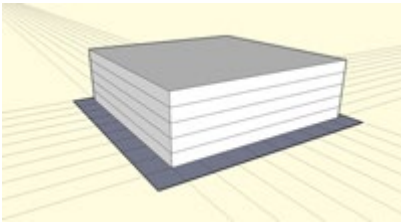
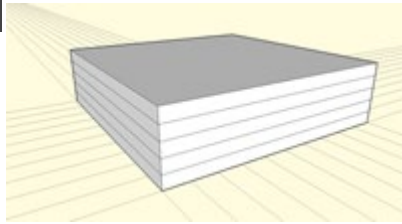
§	Use	<del>Max. FAR</del>	Min. Res. Floor Area	<del>Max. Height</del>	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		<del>Base; w/ TDRs or GBP; w/IP</del>		<del>Base; w / TDRs or GBP; w / IP</del>			
							2. Play equipment shall be located no less than 10 feet from any property line. 3. Shall not be located closer than 300 feet from existing day care operation in residential zone. B. Height not to exceed 126 feet through Overlake Village Incentive Program.
<b>Construction-Related Businesses</b>							
21	Construction-Related Businesses	<del>.4;</del> <del>.47;</del> <del>1.0</del>	50%	4; 5; 10	85%; 20%	1,000 sq ft gfa (2.0, 3.0)	A. Shall include a showroom open to the general public. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments. C. Height not to exceed 126 feet through Overlake Village Incentive Program.
<b>Other</b>							
22	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long.
23	Vending carts			1; 1; 1	85%; 15%		

Table 21.12.070B Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio: Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/IP		Base; w / TDRs or GBP; w / IP			
							E. Administrative design review required for structures.

**21.12.080 OV Zone 5**

A. **Purpose.** Zone 5 is located north of the SR 520 interchange and encompasses approximately 1.7 acres of the Overlake Village. Commercial uses are emphasized here due to the site's location next to the freeway interchange, highly trafficked arterial, and the immediately surrounding employment campuses. Residential uses are permitted but not required.

B. **Maximum Development Yield.**

Table 21.12.080A Maximum Development Yield					
	Base	Bonuses Available, and Quantity	Max.	Illustrations	
Floor area ratio (FAR)	3.7	Incentive Program: 1.3	5	Example of a 5-story building with FAR = 3.7	Example of 5-story building with FAR = 5
Height	5 stories	None in this example	5 stories		

C. **Allowed Uses and Basic Development Standards.** The following table contains the basic zoning regulations that apply to uses in Zone 5. To use the chart, first read down the left-hand column

titled "Use." When you have located the use that interests you, read across to find regulations that apply to that use. Uses are permitted unless otherwise specified in the Special Regulations column. Permitted uses may require land use permit approval. See RZC [21.76.020](#), *Overview of the Development Process*, for more information. Uses not listed are not permitted.

Table 21.12.080B							
Allowed Uses and Basic Development Standards							
§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ IP		Base; w / TDRs or GBP; w / IP			
<b>Residential</b>							
1	Multifamily Structure					Unit (1.0, 2.25) plus 1 guest space per 4 units for projects of 6 units or more Bed (0.75, 0.75) Bedroom (0.5, 1.0)	
2	Mixed-Use Residential						
3	Dormitory						
4	Residential suite						
5	Housing Services for the Elderly	<del>2.5;</del> <del>2.5;</del> <del>4.0</del>	0%	5; 5; 5	85%; 15%	See Special Regulations	A. Parking requirements are as follows: 1. Multifamily housing for senior citizens: Unit (0.5, 2.0) 2. Nursing home or long-term care facility: 4 patient beds (1.0, 1.0) 3. Retirement residence with no skilled nursing facility: Unit (1.0, 1.0) 4. Retirement residence with skilled nursing facility: Worker on largest shift (1.25, 1.25) B. A traffic mitigation plan is required. The plan shall address traffic control, parking management (including mitigation of overflow

Table 21.12.080B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ IP		Base; w / TDRs or GBP; w / IP			
							parking into adjoining residential areas), and traffic movement to the arterial street system.
<b>General sales or services</b>							
6	General Sales or Services	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	<p>A. The following uses are not permitted:</p> <ol style="list-style-type: none"> <li>1. Gasoline service;</li> <li>2. Outdoor automobile sales, rental and service; and</li> <li>3. Rental storage and mini-warehouses.</li> </ol> <p>B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.</p> <p>C. Limited to less than 75,000 sq ft gross floor area in a single use.</p> <p>D. Parking standards for restaurant uses:</p> <ol style="list-style-type: none"> <li>1. Sit-down restaurant: 1,000 sq ft gfa (9.0, 9.0)</li> <li>2. Take-out restaurant: 1,000 sq ft gfa (10.0, 10.0)</li> </ol> <p>E. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.</p>
7	Hotels, Motels and Other Accommodation Services	<del>1.2;</del> <del>1.2;</del> <del>1.35</del>	0%	4; 5; 5	85%; 15%	Rental room (1.0, 1.0)	

**Table 21.12.080B  
Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ IP		Base; w / TDRs or GBP; w / IP			
8	Marijuana retail sales	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85% / 15%	1,000 sq ft gfa (2.0, 3.0)	A. See RZC <a href="#">21.41</a> Marijuana-related uses for additional requirements.  B. The maximum number of parking stalls allowed may be increased to 5.0 per 1,000 square feet of gross floor area for the retail components of mixed-use developments.
<b>Manufacturing and Wholesale Trade</b>							
9	Manufacturing and Wholesale Trade	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft (2.0, 3.0)	A. Wholesale trade establishments and warehouse and storage services not permitted.  B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.  C. Shall be considered a transitional use. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Transportation, Communication, Information, and Utilities</b>							
10	Road, Ground Passenger and Transit Transportation	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible
11	Rapid charging station					Adequate to accommodate peak use	



Table 21.12.080B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ IP		Base; w / TDRs or GBP; w / IP			
							for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments, RZC 21.04.030 Comprehensive Allowed Uses Chart.
12	Battery exchange station						A. Maximum building height of nine stories may be achieved through RZC <a href="#">21.12.170</a> , <i>OV Incentive Program</i> , on those properties eligible for and applying the Regional Stormwater Management Facility incentive. B. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
13	Communications and Information					1,000 sq ft gfa (2.0, 3.0)	A. Shall not be materially detrimental in terms of noise, truck traffic and other potential operational impacts with nearby multistory mixed-use/residential developments.
14	Local Utilities					Adequate to accommodate peak use	Requires a conditional use permit if 40 feet in height or greater. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .
15	Regional Utilities						Requires a conditional use permit. See RZC <a href="#">21.76.070.K</a> , <i>Conditional Use Permit</i> .

**Table 21.12.080B**

**Allowed Uses and Basic Development Standards**

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ IP		Base; w / TDRs or GBP; w / IP			
16	Wireless Communication Facilities						See RZC <a href="#">21.56</a> . <i>Wireless Communication Facilities</i> , for specific development requirements.
<b>Arts, Entertainment, and Recreation</b>							
17	Arts, Entertainment, and Recreation					Adequate to accommodate peak use	
18	Natural and other recreational parks	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (0, adequate to accommodate peak use)	
<b>Education, Public Administration, Health Care, and other Institutions</b>							
19	Education, Public Administration, Health Care, and other Institutions, except those listed below	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	See Special Regulations	A. Religious institutions not permitted. B. Parking: The number of spaces must be adequate to accommodate the peak shift as determined by the Administrator after considering the probable number of employees, etc.
20	Health and Human Services					1,000 sq fg gfa (2.0, 3.0)	A. Provisions for day care centers: 1. Shall provide parking as follows: Employee on maximum shift (1.0, 1.0). 2. Play equipment shall be located no less than 10 feet from any property line.

Table 21.12.080B

Allowed Uses and Basic Development Standards

§	Use	Max. FAR	Min. Res. Floor Area	Max. Height	Max. ISR / Min. LSR	Parking Ratio:Unit of Measure (Min. required, Max. allowed)	Special Regulations
		Base; w/ TDRs or GBP; w/ IP		Base; w / TDRs or GBP; w / IP			
							3. Shall not be located closer than 300 feet from existing day care operation in residential zone.
<b>Construction-Related Businesses</b>							
21	Construction-Related Businesses	<del>.36;</del> <del>.41;</del> <del>.55</del>	0%	4; 5; 5	85%; 15%	1,000 sq ft gfa (2.0, 3.0)	Shall be considered a transitional use if use does not include a showroom open to the general public. See RZC <a href="#">21.12.140</a> , <i>OV Transitional Use Requirements</i> , for transitional use requirements.
<b>Other</b>							
22	Kiosk						A. Shall not locate in required parking, landscaping, or drive aisle area, or any area that would impede emergency access. B. Shall not reduce or interfere with functional use of walkway or plaza to below standards of Americans with Disabilities Act. C. Structures shall be secured to prevent tipping and endangering public safety. D. Maximum size is six feet wide by ten feet long. E. Administrative design review required for structures.
23	Vending carts			1; 1; 1	85%; 15%		

## 21.12.090 OV Floor Area

- A. All legal lots are allowed the greater of either the maximum allowed Floor Area Ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.

~~D. Repealed.~~

### Table 21.12.090 OV Floor Area

Applicability: This table summarizes the permitted Floor Area Ratio for different types of uses based on their OV Zone Designation.

Base FAR = Maximum floor area ratio without any incentives applied

FAR w/ TDR or GBP = Maximum floor area ratio with Transferred Development Rights (See RZC 21.48) or Green Building and Green Infrastructure Incentive Program (See RZC 21.67)

FAR w/ Incentive = Maximum floor area ratio with use of incentive program (See RZC 21.12.170)

<u>Use Types</u>	<u>OV 1/2/3/5</u> <u>Base FAR</u> <u>FAR w/ TDR or GBP</u> <u>FAR w/ Incentive</u>	<u>OV 4</u> <u>Base FAR</u> <u>FAR w/ TDR or</u> <u>GBP</u> <u>FAR w/ Incentive</u>
<u>Residential</u>	<u>2.5</u> <u>N/A</u> <u>4</u>	<u>2.5</u> <u>N/A</u> <u>4</u>
<u>Non-Residential</u>	<u>0.36</u> <u>0.41</u> <u>0.55</u>	<u>0.4</u> <u>0.47</u> <u>1.0</u>
<u>Hotel/Motel/ Other</u> <u>Accommodation</u> <u>Services</u>	<u>1.2</u> <u>N/A</u> <u>1.35</u>	<u>0.4</u> <u>0.47</u> <u>1.0</u>
<u>Maximum Combined</u> <u>FAR (Mixed Use)</u>	<u>5.35</u>	<u>5.2</u>

**21.13.050 Marymoor Design District Master Planning.**

Master Plans are required for all developments encompassing at least three acres. Master Plans are optional for all other sites. When a Master Plan has been approved by the City, site requirements and other development standards and regulations shall be administered on the basis of the area controlled by the approved Master Plan (the “Plan Area”) rather than on a site-by-site basis, provided the approved Master Plan demonstrates the ability to comply with the requirement in question. For example, in the case of a development application for a site that is part of an area controlled by an approved Master Plan, if the plan designates the maximum lot coverage of structures and such areas are sufficient to meet maximum lot coverage requirements applied to the entire Plan Area, then an individual site plan need not demonstrate compliance with maximum lot coverage requirements.

Projects with completed master plans earn one story for buildings representing half of the total gross floor area and 0.25 FAR for residential (where allowed) and non-residential uses. See RZC 21.13.220 *Incentive Program*.

**21.13.120 MDD Site Standards**

Table 21.13.120A Site Standards						
	MDD1	MDD2	MDD3	MDD4	MDD5	Notes
FAR for residential uses	Base: 0.74 Max with incentives: 1.64 -	Base: 0.76 Max with incentives: 1.91 -	Base: 0.90 (0.99 with required affordable housing) Max with incentives: 1.35	Base: 0 Max: 0 -	Base: 0.5 Max with incentives: 1.65 -	
FAR for non-residential uses	Base: 0.76 Max with incentives: 1.66 -	Base: 0.74 Max with incentives: 1.89 -	Base: 0.90 Max with incentives: Max: 0.90 -	Base: 0.5 Max with incentives: 1.4 -	Base: 0 Max with incentives: 1.15 or amount existing on June 17, 2017, whichever is greater	
Combined FAR	Min: 1.5 Max: 3.0 -	Min: 1.5 Max: 2.54 -	Max: 1.35	Min: 0.5 Max: 1.4 -	Min: 0.5 Max: 2.0 -	
Required residential floor area as percentage of total floor area	Min: 25%	Min: 50%	No standard	0%	Min: 50%	

Maximum <u>lot coverage</u> by <u>structures</u>	70%	65%	55%	55%	55%	
Maximum <u>impervious surface area</u>	75%	70%	Base: 70% Max with incentives: 75%	70%	70%	
Minimum landscaping	25%	30%	40%	30%	40%	1. Ecological score of 30 or greater required 2. See RZC <a href="#">21.60.040.C</a> , <i>Landscaping for landscape design standards</i>
Minimum land area for stormwater <u>infiltration</u>	7%	7%	7%	7%	7%	Stormwater <u>shall</u> be infiltrated. See RZC <a href="#">21.17.010.E</a> , <i>Surface Water Management</i>
Minimum residential usable <u>open space</u>	15%	15%	No standard		15%	See RZC <a href="#">21.13.190</a> , <i>Residential Usable Open Space</i>

~~**Floor area ratio.** The base floor area ratio (FAR) is the FAR allowed without use of any incentives. The minimum FAR is the minimum allowed FAR for a development proposal that requires a land use entitlement, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.~~

### **21.13.150 MDD Floor Area**

- A. All legal lots are allowed the greater of either the maximum allowed Floor Area Ratio (FAR) or 10,000 square feet of buildings provided all other applicable site requirements are met.
- B. The FAR for nonresidential and residential uses within a given development are individually calculated and may be added together for a cumulative total, provided that the respective maximum FAR for each use is not exceeded, unless otherwise provided for.
- C. Floor area ratio calculations shall be based on the gross site area prior to any provision of space for public amenities.
- D. ~~Each zone has a minimum FAR, the minimum FAR is the minimum required FAR for a development proposal requiring a land use permit, excluding administrative modifications. In no case shall proposed FAR exceed the maximum combined FAR.~~

#### Table RZC 21.16.150 MDD Floor Area

Applicability: This table summarized the permitted FAR for different types of uses based on their MDD Zone Designation.

Base FAR = The Floor Area Ratio allowed for a given use without any incentives.

Max FAR w/ Incentives = The Floor Area Ratio a given use cannot exceed even after utilizing applicable incentives listed in RZC 21.13.220

<u>Table RZC 21.13.150 MDD Floor Area</u>
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<u>Use Type</u>	<u>MDD 1 Base FAR Max FAR w/ Incentives</u>	<u>MDD 2 Base FAR Max FAR w/ Incentives</u>	<u>MDD 3 Base FAR Max FAR w/ Incentives</u>	<u>MDD 4 Base FAR Max FAR w/ Incentives</u>	<u>MDD 5 Base FAR Max FAR w/ Incentives</u>
<u>Required residential floor area as percentage of total floor area</u>	<u>Min: 25%</u>	<u>Min: 50%</u>	<u>No standard</u>	<u>0%</u>	<u>Min: 50%</u>
<u>Residential</u>	<u>0.74 1.64</u>	<u>0.76 1.91</u>	<u>0.99 1.35</u>	<u>N/A</u>	<u>0.5 1.65</u>
<u>Non-Residential</u>	<u>0.76 1.66</u>	<u>0.74 1.89</u>	<u>0.90 0.90</u>	<u>0.5 1.4</u>	<u>0 1.15*</u>
<u>Hotel/Motel/ Other Accommodation Services</u>	<u>0.76 1.66</u>	<u>0.74 1.89</u>	<u>0.90 0.90</u>	<u>0.5 1.4</u>	<u>0.5 1.15*</u>
<u>Combined FAR Minimum</u>	<u>1.5</u>	<u>1.5</u>	<u>N/A</u>	<u>0.5</u>	<u>0.5</u>
<u>Combined FAR Maximum (Mixed Use)</u>	<u>3.0</u>	<u>2.54</u>	<u>1.35</u>	<u>1.4</u>	<u>2.0</u>

\* Or amount existing on June 17, 2017, whichever is greater

**21.13.220 MDD Incentive Program.**

A. **Purpose.** The purpose of this section is to enhance the character and overall livability of the Marymoor Design District. The incentive program encourages features that implement subarea goals and respond to needs for public amenities and environmental sustainability. The incentive program reduces the cost of these features by allowing increased building height and floor area. This section also indicates priorities for provision of these desired features.

B. **Features and Incentives.**

1. Table 21.13.220A, Features and Incentives, indicates features and maximum incentives available in each zone. Following the table, subsection D explains the features in detail.
2. Applicants must provide all applicable Priority Items in order for incentives for Other Items.
3. The same land area may not be used to qualify for two bonus features. For example, an applicant whose site is shown for a park on Map 13.1, *Marymoor Design District Map*, and who satisfies that requirement must provide additional space for a community food garden in order to receive additional development incentives.

**C. Restrictions.**

1. Features provided through this program for parks and plazas may not be counted toward satisfaction of the minimum open space requirements in RZC [21.13.190](#), *MDD Residential Usable Open Space*.
2. Transfer of Development Rights may not be used to exceed the maximum building height allowed through this program.

<b>Table 21.13.220A Features and Incentives</b>		
Feature	Applicable Performance Areas	Maximum Incentive
Priority Items		
Master plan	MDD1, MDD2, MDD4, MDD5	Height: 1 story for buildings representing half of total gross floor area. FAR: 0.25 each for residential (where allowed) and non-residential.
Multifamily component exceeds 50 percent of total gross floor area	MDD1	Height: 1 story for all buildings and one-half story for buildings representing half of total gross floor area.
Park or Plaza	MDD2, MDD5	Height: 1 story for all buildings. FAR: 0.25 each for residential and non-residential.
Increase ecological score to 35 by incorporating items 7 and 14, or item 13	MDD1, MDD2, MDD4, MDD5	Height: 1 story for buildings representing half of total gross floor area (MDD4 only). FAR: 0.2 each for residential (where allowed) and non-residential.
Other items		
Increase ecological score to 35 by incorporating items 7 and 14, or item 13	MDD3	Height: 1 story for all buildings.
Incorporate community food garden(s) of 4,000 square feet each	MDD2, MDD3, MDD5	For MDD2 and MDD5: Height: 1 story for buildings representing half of total gross floor area. For MDD3: 75 percent maximum impervious surface area (up from 70



Table 21.13.220A Features and Incentives		
Feature	Applicable Performance Areas	Maximum Incentive
		percent) when three food gardens are provided.
20 percent of homes affordable at 80 percent of area median income	MDD3	0.45 FAR increase, to 1.35, inclusive of all units and bonuses.
Reduce impervious surface area to 60 percent	MDD3	Height: 1 story for all buildings.
Arts (or in lieu contribution)	MDD1, MDD2, MDD4, MDD5	FAR: 0.2 each for residential (where allowed) and non-residential.
Structured parking	MDD1, MDD2, MDD4, MDD5	Height: 1 story, except no height bonus in MDD4. FAR: 0.25 each for residential (where allowed) and non-residential.

#### D. Features Explained

1. *Master plan.* Complete a master plan as described in RZC [21.13.050](#), *MDD Master Planning*.
2. *Multifamily component exceeds 50 percent of total gross floor area.* Submit and receive approval for a land use entitlement where 50 percent of the total project gross floor area is allocated to multifamily uses.
3. *Park or Plaza.* Dedicate and improve at least one acre of land for a park with neighborhood park amenities, or an urban plaza, accessible to the public from the public way. The preferred location for one park or plaza is the northeast corner of 174<sup>th</sup> Ave NE and NE 68<sup>th</sup> St. The preferred location for the other park or plaza is the northeast corner of 177<sup>th</sup> Ave NE and NE 63<sup>rd</sup> St. The City may approve modifying the location provided the modified location equally or better achieves the following goals: providing two parks/plazas in the Marymoor Subarea, and distributing the parks/plazas so as to be conveniently and safely accessible to those in the Marymoor Subarea.
4. Increase ecological score to 35 by incorporating items 7 and 14, or item 13: incorporate vegetated walls and landscaped roofs, or incorporate green roofs according to the standards described in RZC [21.32.060](#), *Ecological Score Requirements*.

5. Incorporate community food garden(s) of 4,000 square feet each: provide land and planting-ready beds with appropriate soil and solar access for community food garden(s) open, at minimum, to residents, employees or other tenants of the development.
6. 20 percent of homes affordable at 80 percent of area median income: start with the number of required affordable homes (10 percent) and double that number.
7. Reduce impervious surface area to 60 percent: design the site to reduce total impervious surface area to 60 percent.
8. Arts (or in lieu contribution): commit one percent of total construction costs to art viewable by the public from the public way. Total construction cost is the sum of all construction costs shown on all building permits associated with the development. In lieu of providing public art, a development using this bonus may contribute one percent of total construction costs to the Arts Activity Fund or other City fund having a similar purpose.
9. Structured parking: provide at least half of all on-site parking in a parking structure rather than a surface lot. (Ord. 2883)