

1 **19.11.020 Land uses.**

2 B. *Required ground floor street frontage uses.*

3 1. Retail, restaurant, ~~or~~ personal service, museum and art exhibition, theater, bar, financial and insurance
4 service, recreation, and/or service station uses, as defined by MICC 19.16.010, are required along retail
5 street frontages as shown on Figure 2.

6
7 ~~1. If public parking is provided pursuant to MICC 19.11.130(B)(5), then the following applies:~~

8 ~~a. A minimum of 40 percent of the ground floor street frontage shall be occupied by one or more of~~
9 ~~the following permitted uses: retail, restaurant, and/or personal service use.~~

10 ~~b. A maximum of 60 percent of each ground floor street frontage can be occupied by the following~~
11 ~~uses: hotel/motel, personal service, public facility, or office.~~

12 ~~c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be~~
13 ~~included in calculating the required percentages of ground floor use.~~

14 ~~2. If public parking is not provided pursuant to MICC 19.11.130(B)(5), then the following applies:~~

15 ~~a. A minimum of 60 percent of the ground floor street frontage shall be occupied by one or more of~~
16 ~~the following permitted uses: retail, restaurant, and/or personal service use.~~

17 ~~b. A maximum of 40 percent of each ground floor street frontage can be occupied by the following~~
18 ~~uses: hotel/motel, personal service, public facility, or office.~~

19 ~~c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be~~
20 ~~included in calculating the required percentages of ground floor use.~~

21 ~~3. a. No use shall occupy a continuous linear street frontage exceeding 60 feet in length, with the~~
22 ~~exception of museum and art exhibition and/or theater uses. The design commission may approve up~~
23 ~~to an additional six feet in length if the use incorporates a feature to promote pedestrian activity,~~
24 ~~including but not limited to: an additional pedestrian entrance onto a sidewalk or through-block~~
25 ~~connection, or additional ten percent transparency beyond the requirement of MICC~~
26 ~~19.11.100(B)(1)(b).~~

27 ~~4. b. The minimum required depth of storefronts along retail street frontages is 16 feet.~~

28 ~~c. Required driveways, service and truck loading areas, parking garage entrances, and lobbies shall be~~
29 ~~permitted.~~

30
31 ~~2. The identified parcels as shown on Figure 3 are required to provide a minimum Floor Area Ratio~~
32 ~~(FAR) equivalent to 0.2623 of the gross lot area as provided by King County for ground floor street~~
33 ~~frontage for retail, restaurant, personal service, museum and art exhibition, theater, bar, financial~~
34 ~~and insurance service, recreation, and/or service station uses, as defined by MICC 19.16.010, upon~~
35 ~~redevelopment. For the purposes of determining redevelopment, the value of redevelopment shall~~
36 ~~be an amount equal to or greater than 50% of the total assessed improvement value at the time of~~
37 ~~the application for redevelopment, as determined by King County.~~

38
39 ~~a. When a FAR calculation results in a fraction, the fraction shall be rounded to the nearest~~
40 ~~whole number as follows:~~

41 ~~i. Fractions of 0.50 or above shall be rounded up to the closest whole number; and~~

42 ~~ii. Fractions below 0.50 shall be rounded down to the closest whole number.~~

43 a.b. Each individual museum and art exhibition or theater use shall be limited to a contributing
44 cap of 5,000 square feet towards the achievement of the total minimum ground floor FAR
45 requirement for the corresponding site. For example, a site with a minimum FAR
46 requirement of 20,000 square feet may only have one of these identified uses contribute a
47 maximum of 5,000 square feet towards the necessary minimum through a 1:1 contribution.
48 The remaining 15,000 square feet of ground floor street frontage must come from retail,
49 restaurant, personal service, bar, financial and insurance service, recreation, and/or service
50 station uses as defined in MICC 19.16.010.

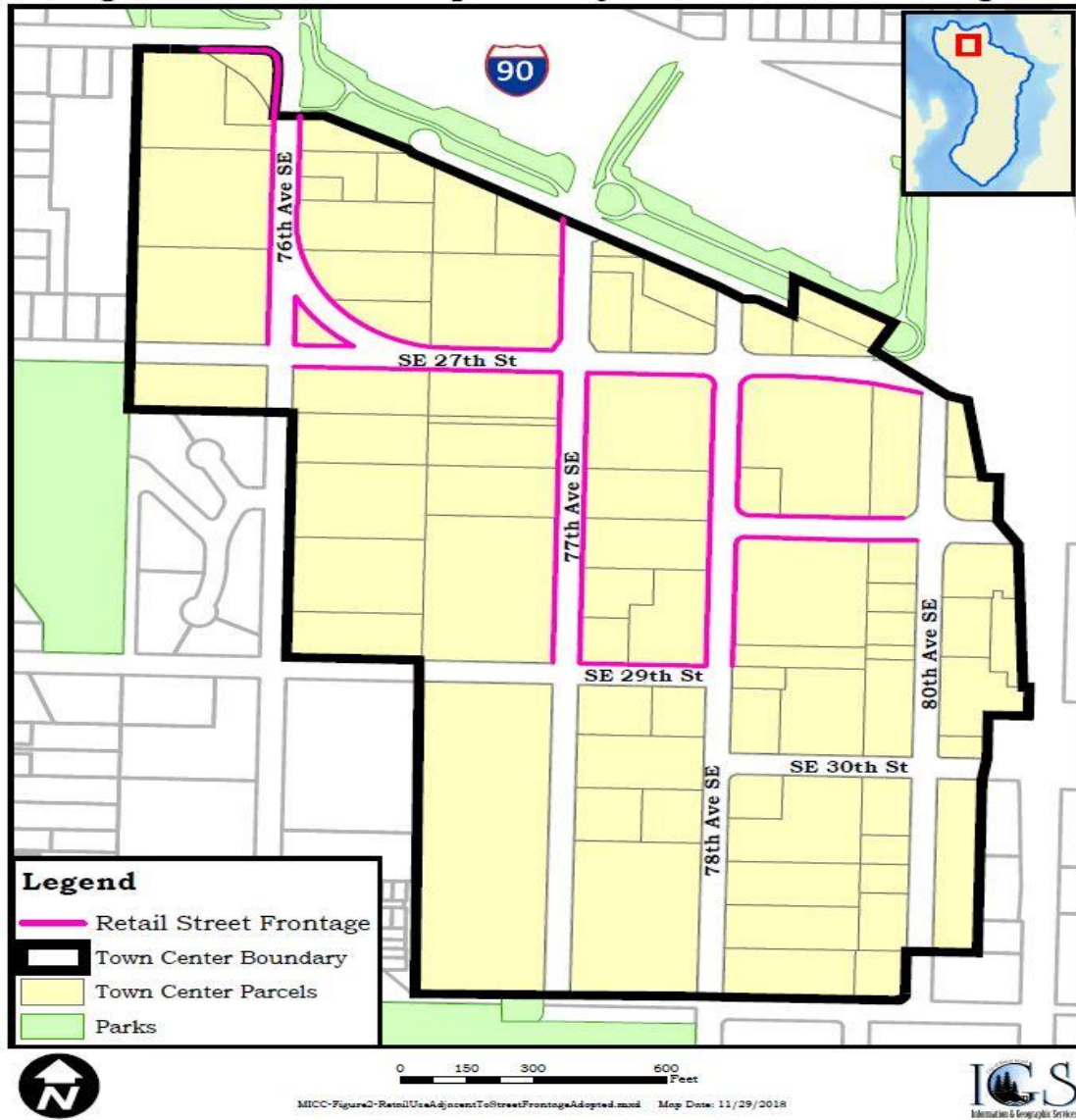
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52 3. The identified parcels as shown on Figure 4 are required to provide a no net loss of existing floor
53 area for ground floor street frontage for retail, restaurant, personal service, museum and art
54 exhibition, theater, bar, financial and insurance service, recreation, and/or service station uses,
55 as defined by MICC 19.16.010. For the purposes of determining redevelopment, the value of
56 redevelopment shall be an amount equal to or greater than 50% of the total assessed
57 improvement value at the time of the application for redevelopment, as determined by King
58 County.

59
60 4. A review of these requirements shall occur five (5) years from the date of Ordinance adoption or
61 after 75,000 gross square feet of floor area for ground floor retail, restaurant, personal service,
62 museum and art exhibition, theater, bar, financial and insurance service, recreation, and/or
63 service station uses adjacent to street frontages has been authorized through Building Permit
64 issuance.

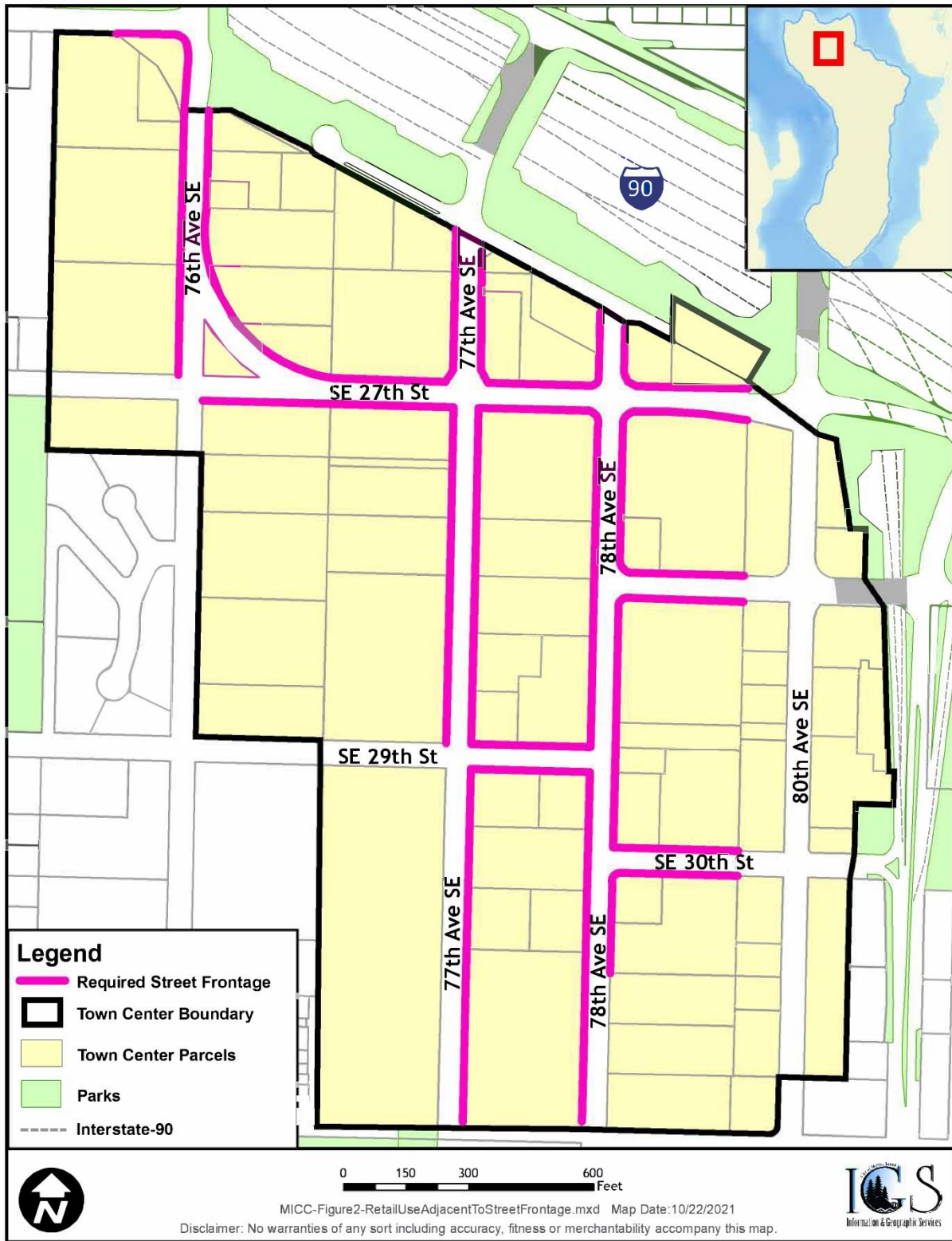
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Figure 2 — Retail Use Required Adjacent To Street Frontages Uses Required Adjacent to Ground Floor Street Frontages



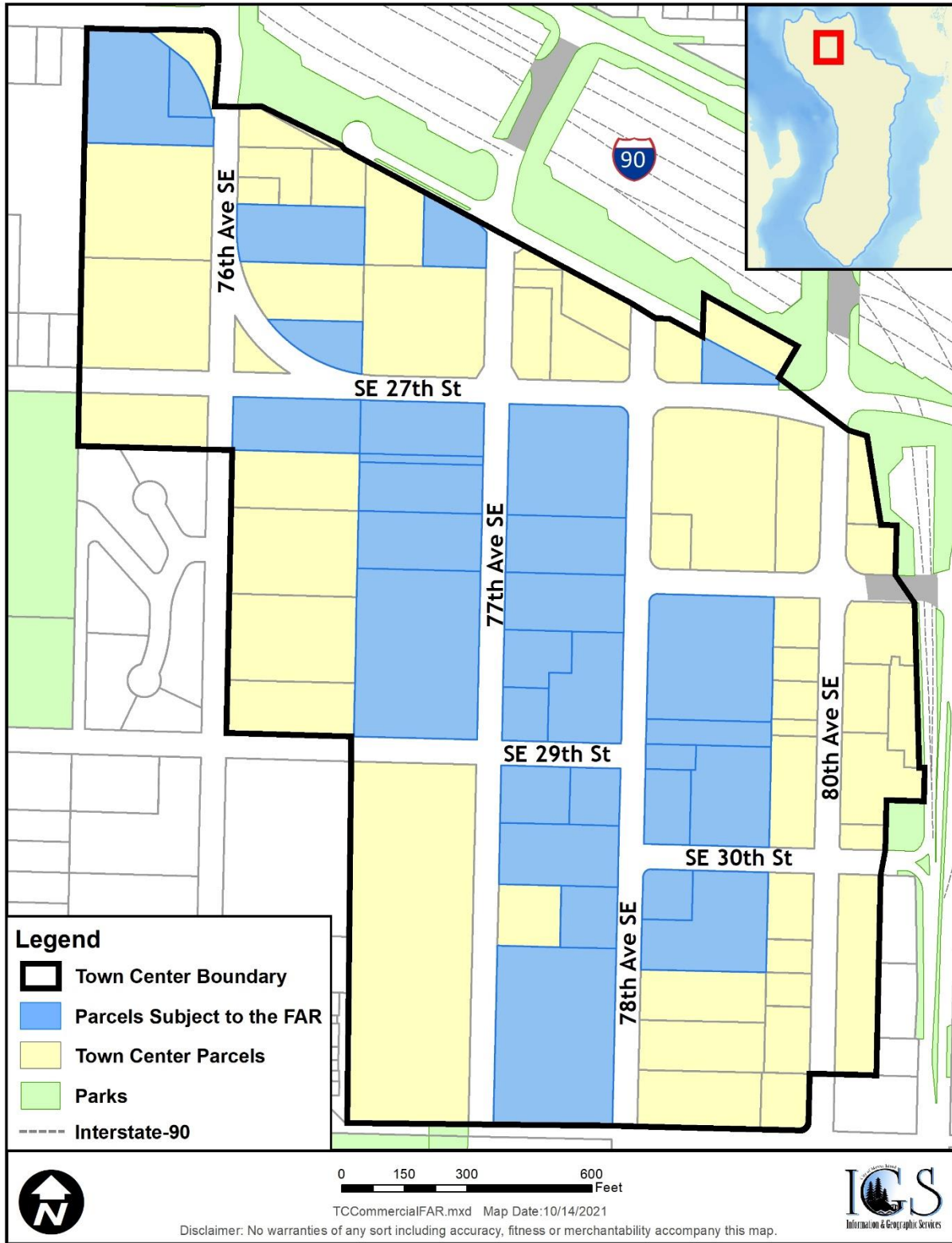
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Figure 3. Parcels Subject to FAR Requirement for Ground Floor Uses



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Figure 4. Parcels Subject to No Net Loss Requirement for Ground Floor Uses

