

Attachment 1: Summary of Development Regulations for Schools in the Mercer Island City Code

	B Zone MICC MICC 19.04.050	C-O Zone MICC 19.04.020	R Zones MICC 19.02	P-I Zone MICC 19.15.010
Permitted Uses	<ul style="list-style-type: none"> Schools are not a permitted use 	<ul style="list-style-type: none"> Schools are a permitted use 	<ul style="list-style-type: none"> Schools permitted as conditional uses, subject to CUP 	<ul style="list-style-type: none"> Public schools are a permitted use.
Setbacks	<ul style="list-style-type: none"> 10-foot setback from any public ROW for all structures 15-foot setback from streets for service station pump islands 	<ul style="list-style-type: none"> 50-foot setback from all ROW Rear yard setback of 50-feet, side yard setbacks totaling 75-feet with at least 25 feet per side. 50-foot setback from property line of adjacent residential or multifamily that is developed for this use. No parking or driveways allowed within this setback. 	<ul style="list-style-type: none"> All structures shall be located at least 35 feet from any abutting property and at least 45 feet from any public right-of-way. 	<ul style="list-style-type: none"> Setbacks are established individually for each school site in <u>19.05.010</u> (F), ranging from 15 to 65 feet, with the widest setbacks along property lines that abut single-family zoning. 45-feet is a common setback for property lines that abut single-family 30-feet is common setback from public ROW. 15-feet is a common setback from internal property lines and public parks.
Building Height	<ul style="list-style-type: none"> The lesser of 3 stories or 36 feet, calculated using the method described in MICC <u>19.11.030(A)(3)</u>. 	<ul style="list-style-type: none"> 36 feet in height, calculated using the method described in MICC 19.11.030(A)(3). Outdoor storage facilities shall not exceed 20 feet in height. Additional 10 feet for rooftop appurtenances 	<ul style="list-style-type: none"> 30 feet above the average building elevation to the highest point of the roof in MICC 19.02.020(E)(1).. 	<ul style="list-style-type: none"> Height limits are established individually for each school site in <u>19.05.010</u> (F), ranging from 2 stories/30 feet to 3 stories/53 feet, with the lowest limits along property lines that abut single-family zoning.

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Lot Coverage	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> Not more than 60 percent of a lot may be covered by buildings, structures, and other impervious surfaces. The building footprint shall occupy no more than 35 percent of the gross lot area. 	<ul style="list-style-type: none"> Lot coverage limited to 20%-40% of the lot, depending on lot slope Maximum 9 percent of the lot may be covered with hardscape per MICC 19.02.020(F)(3)(b)(i). 	<ul style="list-style-type: none"> Maximum allowable coverage with impervious surfaces of 55 percent for elementary and middle schools and 63 percent for the high school mega-block. Additional five percent allowed for synthetic turf fields, non-drivable pervious paving.
Design Review	<ul style="list-style-type: none"> Design Commission review required per <u>MICC 19.12.010 (D)</u> 	<ul style="list-style-type: none"> Design Commission review required per <u>MICC 19.12.010 (D)</u> 	<ul style="list-style-type: none"> Design Commission review required per <u>MICC 19.12.010 (D)</u> 	<ul style="list-style-type: none"> Design Commission review required for major new construction. Administrative design review required for minor exterior modification and portable classrooms.
Landscaping /Screening	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.040</u> <u>19.12.060</u> and apply. Minimum of 25 percent of the gross lot area shall be landscaped. 10-foot partial screen required around perimeter 	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.040</u> <u>19.12.060</u> and apply. Minimum of 40 percent of the gross lot area shall be landscaped. A 20-foot partial screen required around the perimeter 	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.040</u> <u>19.12.060</u> and apply. Minimum of 25 percent of the gross lot area shall be landscaped 10-foot partial screen required around perimeter 	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.040</u> and <u>19.11</u> apply. Landscaped surfaces equal to 25% of the development site shall be provided (planting beds, green roofs, green walls all included) Screening of service areas, loading zones, storage areas, garbage collection, mechanical units, etc required 20 foot partial or full perimeter screen required
School Playfields	<ul style="list-style-type: none"> n/a 	<ul style="list-style-type: none"> A one-fourth acre or larger playfield, play surface or open space shall be provided in one usable unit abutting or adjacent to the site. 	<ul style="list-style-type: none"> A one-fourth acre or larger playfield shall be provided in one usable unit abutting or adjacent to the site. 	<ul style="list-style-type: none"> n/a

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Lighting	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.070</u> apply. 	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.070</u> apply. 	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.070</u> apply. 	<ul style="list-style-type: none"> Standards in <u>MICC 19.12.070</u> apply.
Parking	<ul style="list-style-type: none"> Public and private schools shall provide at a minimum two off-street parking spaces per classroom unless additional parking spaces are deemed necessary through design commission or administrative SEPA review and shall provide adequate off-street loading and unloading facilities as determined by the city engineer. 	<ul style="list-style-type: none"> Public and private schools shall provide at a minimum two off-street parking spaces per classroom unless additional parking spaces are deemed necessary through design commission or administrative SEPA review and shall provide adequate off-street loading and unloading facilities as determined by the city engineer. 	<ul style="list-style-type: none"> Off-street parking shall be established and maintained at a minimum ratio of one parking space per classroom with high schools providing an additional one parking space per ten students. 	<ul style="list-style-type: none"> Public elementary and middle schools shall provide a minimum of two parking spaces per classroom. Public high schools shall provide a minimum of one parking space per classroom plus an additional one parking space per ten students. If the parking spaces that would need to be provided as specified above are in excess of the actual parking demands of the school's staff, students, and visitors, the code official may allow a reduction in minimum parking requirements based on a parking analysis prepared by a qualified professional, with the approval of the city engineer and the design commission, for projects reviewable by the design commission.