

SITE AND BUILDING STANDARDS

1. INTRODUCTION

This Article contains building standards for the following transect zones:

- T1: Natural
- T2A: Agricultural Production
- T2B: Rural
- T2C: Rural Center
- T3: Urban Medium
- T4: Urban High
- T5: Urban Center

In addition, standards are provided for Civic Buildings, which are allowed in all of the above transect zones, and for Historic Buildings, which could be located in all of the above Transect Zones.

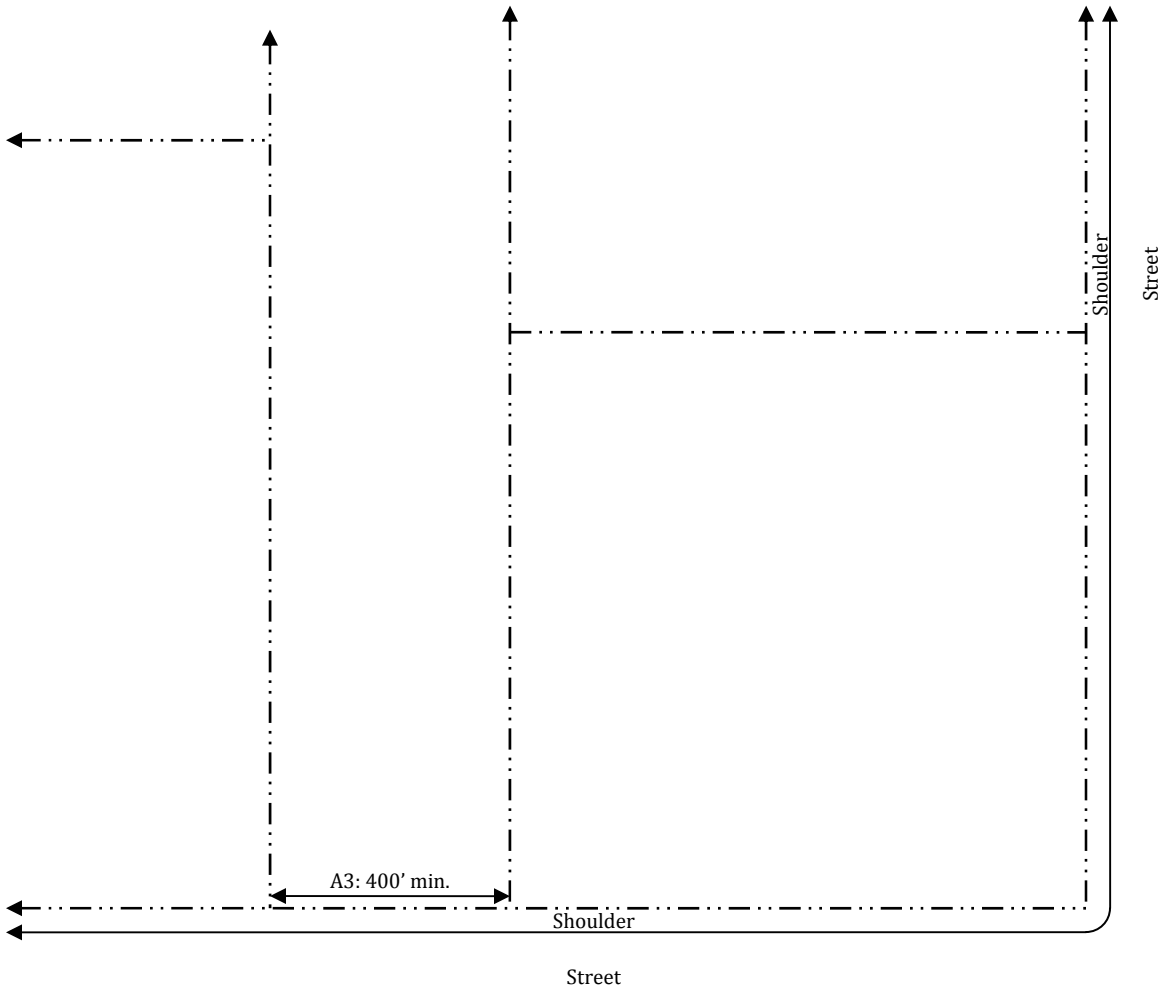
2. T1 STANDARDS

The T1 zone is assigned to land approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology, vegetation, or other sensitive environmental condition. These lands include steep hillsides, riparian corridors, lakes, wetlands, and woodlands. Except for civic buildings, utility facilities, and existing Historic Buildings, buildings are not allowed in the T1 zone. Standards for Historic Buildings and Civic Buildings are provided in Section 8 and 9 of this Article. Forestry is allowed within the T1 zone with the approval of a special use permit.

3. T2A STANDARDS

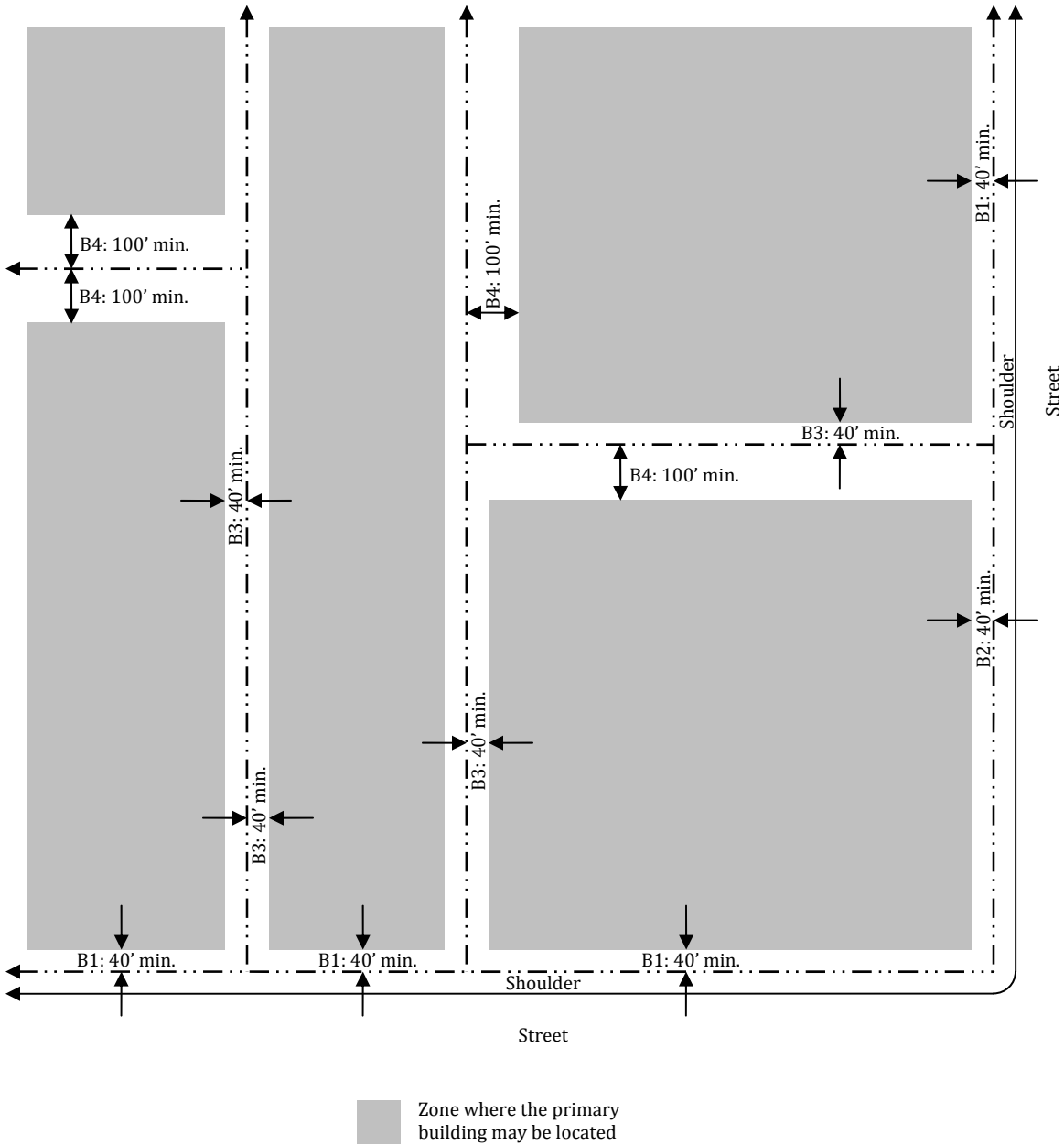
A. T2A: Block and Lot Standards

1	Maximum Block Size	Not applicable
2	Gross Residential Density	1 unit per 10 acres (as indicated by T2A-10 on the Regulating Plan) or 1/unit per 35 acres (as indicated by T2A-35 on the Regulating Plan). The use of Residential Density Incentives and/or Transfer of Development Rights (TDRs) (refer to chapters 21A.34 and 21A.37 of the Zoning Code) shall not be allowed in this Transect Zone. Accessory units are excluded from this calculation.
3	Lot Width	400' minimum (as measured along the front property line)
4	Impervious Surfaces	No more than 5% of the site shall consist of impervious surfaces.
5	Tree Preservation	30% of all protected trees (see Section 8: Definitions) shall be retained on site. When the required number of protected trees cannot be retained, new trees, with a 2" caliper or greater, shall be planted. The replacement rate shall be 12 caliper inches of new trees to replace each protected tree removed. (Based on City of Renton standards.)



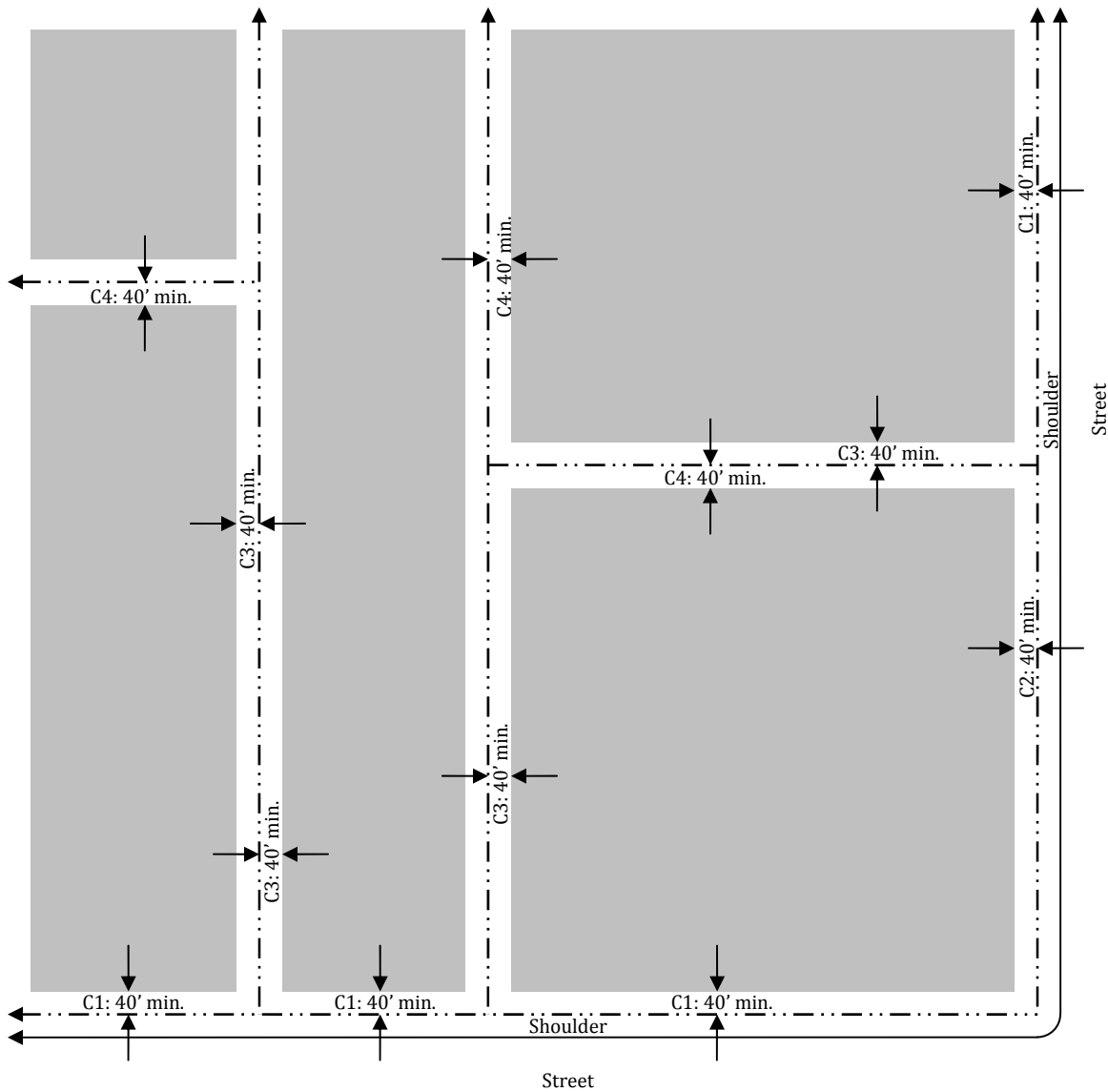
B. T2A: Placement of Primary Building

1	Front Setback	40' minimum
2	External Side Setback	40' minimum
3	Internal Side Setback	40' minimum
4	Rear Setback	100' minimum
5	Build-to-Zone (BTZ)	Not applicable
6	BTZ Buildout	Not applicable



C. T2A: Placement of Surface Parking, Attached/Detached Garages, and Outbuildings

1	Front Setback	40' minimum
2	External Side Setback	40' minimum
3	Internal Side Setback	40' minimum
4	Rear Setback	40' minimum



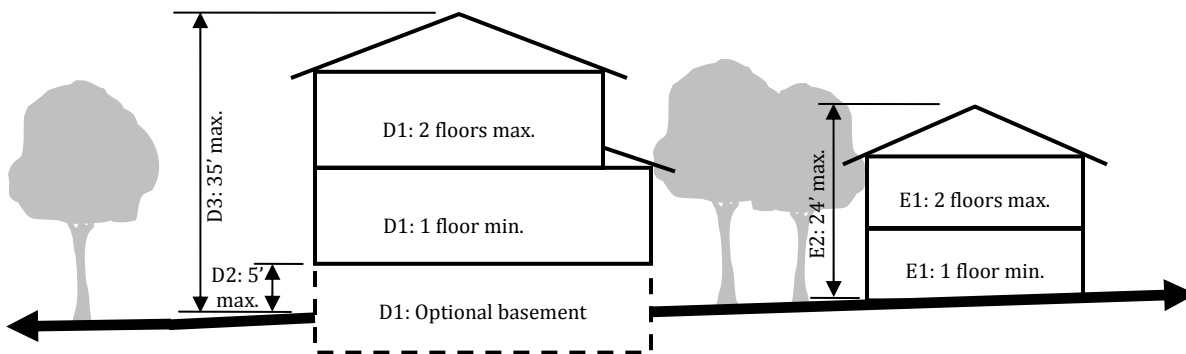
■ Zone where surface parking, attached/detached garages, and outbuildings may be located

D. T2A: Building Design (Primary Building)

1	Number of Floors	1 to 2 floors plus an optional basement.
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building.
3	Ground Floor Height	Not applicable
4	Maximum Height	35' maximum as measured from the average grade of the site along the front facade of the building.
5	Energy Efficiency Requirements	<p>The primary building should be designed and built to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes. If the primary building is over 2,500 square feet in size, it should be designed to meet one of the following standards:</p> <ul style="list-style-type: none"> • Design the home to meet LEED for Homes Silver Standard. • Design the home to meet BuiltGreen 4 Star requirement. • Generate one-half of the home’s energy needs using on-site renewable energy systems (wind, solar, geothermal, etc).

E. T2A: Building Design (Detached Garage and Outbuilding)

1	Number of Floors	1 to 2 floors
2	Maximum Height	24' maximum as measured from the average grade of the site along the front facade of the building.



F. T2A: Frontage Elements (Primary Building)

1	Entrance and Frontage	The primary entrance shall be located on the front facade. A specific frontage is not required for buildings in this zone.
2	Windows	Not applicable

G. T2A: Allowed Encroachments into Setbacks

1	Porch	Porches may encroach into all setbacks by up to 6’.
2	Portico	Porticos may encroach into all setbacks by up to 6’.
3	Balconies	Balconies may project into all setbacks by up to 6’.
4	Bay Windows	Bay windows may project into all setbacks by up to 3’.
5	Window Shades	Window shades (horizontal and vertical) may project into all setbacks by up to 3’.
6	Roofs	Roofs may project into all setbacks by up to 3’.
7	Chimneys	Chimneys may project into rear, internal side, and external side setbacks by up to 2’. Chimneys are prohibited on the front facade.

H. T2A: Yards

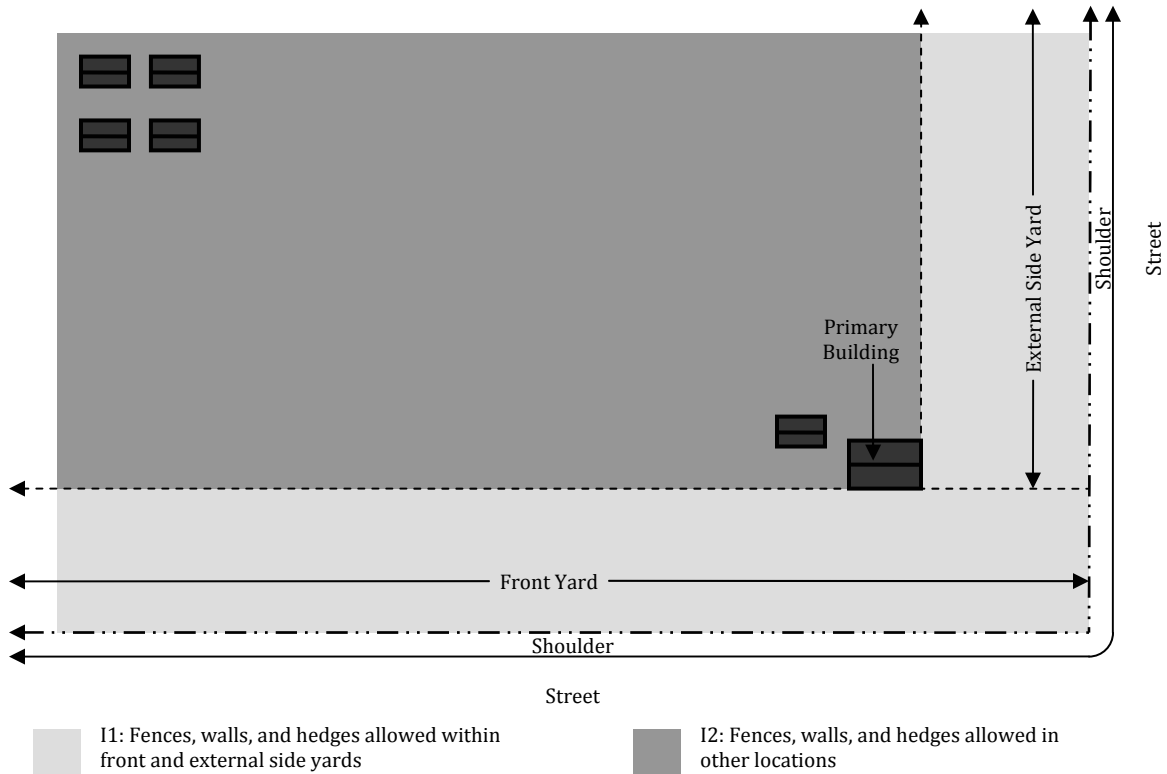
1	Landscape Options	Yards may consist of natural woodlands or grasslands, orchards or agricultural fields, fenced grazing land or pastures, and/or landscaped yards. With the exception of driveways and walkways, paved surfaces are prohibited in front and external side yards.
2	Landscaping Requirements	Landscaping shall be provided in accordance with Chapter 21A.16 of the Zoning Code, excluding Section 21A.16.070.
3	Wildlife Habitat	<p>All properties should promote the National Wildlife Federation Certified Wildlife Habitat™ Program, by implementing three of the following five categories:</p> <ul style="list-style-type: none"> • Provide Food for Wildlife: Provide nectar or pollen, berries or fruit, or foliage or twigs by planting or retaining native vegetation, shrubs, and/or trees from the King County Native Plant Guide list. • Supply Water for Wildlife: Supply water for wildlife for drinking, bathing, and reproduction, by protecting or creating a rain garden, seasonal pool, or backyard pond • Create Cover for Wildlife: Provide wildlife a safe place to hide from people, predators, and inclement weather, by protecting or creating a wooded area or evergreens, dense shrubs or thickets, or a dead tree or log pile. • Landscape in an Environmentally Friendly Way: Create a yard or landscape that protects the health of the soil, air, water, and habitat, by using mulch for planting beds or amending the soil with compost. • Maintain healthy native plant populations by removing noxious and invasive plants or by salvaging native plants. <p>If removing native vegetation for new development, contact the King County Native Plant Salvage Program to have volunteers remove native plants for replanting.</p>
4	Stormwater Management	All properties shall be designed with stormwater management facilities in compliance with the King County Surface Water Design Manual.
5	Food Production	Farm, agricultural plots, and vegetable gardens are encouraged.
6	Yard or Outdoor Lighting	<p>Ensure that any outdoor lighting minimizes light pollution, in order to reduce development impact on nocturnal environments and wildlife, and increase night sky visibility for people. Minimize light trespass from the site by using only lighting fixtures that are fully shielded with cutoff devices, such that all light is directed downward. Exterior light fixtures with very low light levels, such as solar powered lights, are exempt from this.</p> <p>The T2A zone should have minimal electric lighting, preferably controlled with motion sensors. For non-residential uses, a lighting curfew of 10 pm or close of business, whichever is later, is recommended.</p>

I. T2A: Fences, Walls, and Hedges (excluding retaining walls)

1	Within front and external side yards	<p>The following types of walls, fences, and hedges are allowed within front, side, and rear setbacks:</p> <ul style="list-style-type: none"> • Post and wire fence (limited to a height of 60") • Post and rail fence (limited to a height of 60") • Column and rail fence (limited to a height of 40") • Stone wall or wood fence (limited to a height of 40") • Hedge (limited to a height of 40")
2	Within internal side and rear yards	<p>A variety of fences, walls, and hedges are allowed. The maximum height of the fence, wall, and hedge shall be limited to a height of 72".</p>

J. T2A: Garbage, Recycle, and Compost Storage

1	Allowed Locations	<p>Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that is at least 60" tall.</p>
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K. T2A: Building and Property Uses

1	Residential	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • One Primary Unit and one optional Accessory Unit per lot • Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Home Industry (per the requirements of Section 21A.30 of the Zoning Code) • Group Housing for Farm Workers • Bed and Breakfast (5 rooms maximum)
2	Recreational/Cultural	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Outdoor Paintball • Shooting Range • Museum • Arboretum
3	General Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Stable/Riding Area <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Day Care I • Veterinary Clinic • Appliance/Equipment Repair • Kennel • Dog Training Facility
4	Government/Business Services	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Police Substation • Fire Station • Vector Waste Receiving Facility • Utility Facility • Farm Product Warehousing, Refrigeration, and Storage • Log Storage
5	Retail/Wholesale	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Produce/Flower Stand • Nursery, Garden Center, and Farm Supply Stores • Forest Supply Sales • Alcohol Service/Sales Associated with a Winery/Brewery • Livestock Sales

K. T2A: Building and Property Uses (Continued)

6	Manufacturing	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Food and Kindred Products Manufacturing • Winery/Brewery • Materials Processing Facility • Wood Product Manufacturing (Excluding Furniture)
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) • Growing and Harvesting Forest Products • Hatchery/Fish Preserve • Aquaculture • Wildlife Shelters <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Wind turbines • Agricultural Training Facilities • Agricultural Related Special Needs Camp • Agricultural Anaerobic Digester • Mineral Extraction and Processing • Asphalt/Concrete Mixtures and Block
8	Regional	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Non-Hydroelectric Generation Facility • Communication Facility <p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Jail Farm/Camp • Oil and Gas Extraction • Municipal Water Production • Airport/Heliport • Energy Resource Recovery Facility • Soil Recycling Facility • Landfill • Transfer Station

3 | SITE AND BUILDING STANDARDS

L. T2A: On-Site Parking Requirements (Minimum)¹

1	Residential	Primary Unit: 2 spaces Accessory Unit: 1 space Group Housing for Farm Workers: Parking is not required. Bed and Breakfast (5 rooms maximum): 1 space per rented and owner-occupied bedroom
2	Recreational/Cultural	As required by the Director
3	General Services	Day Care I: 2 spaces Veterinary Clinic: 1 space per 300 feet of internal space Appliance/Equipment Repair: 1 space per 300 feet of internal space Stable/Riding Area: 0.5 spaces per rented stable. Kennel: 3 spaces Dog Training Facility: Parking is not required
4	Government/Business Services	1 space per 300 square feet of office, plus 0.9 spaces per 1,000 square feet of indoor storage
5	Retail/Wholesale	Retail (including mix of retail and wholesale): 1 space per 300 square feet of indoor space Wholesale: 0.9 spaces per 1,000 square feet of indoor space
6	Manufacturing	Manufacturing: 0.9 spaces per 1,000 square feet Winery/Brewery: 0.9 spaces per 1,000 square feet plus 1 space per 50 square feet of tasting area
7	Resource	As required by the Director
8	Regional	As required by the Director

M. T2A: Parking Lot Landscaping

1	Trees	Not applicable
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N. T2A: Shared Parking

1	Requirements	The amount of parking may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed. Section 21A.18.040 of the Zoning Code shall regulate the process for determining the reduction in parking.
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O. T2A: Parking Options

1	Parking Options (refer to Section C for allowed parking locations)	To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, or dedicated surface parking area.
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P. T2A: Parking Access

2	Driveways	Driveways shall not exceed a width of 20’.
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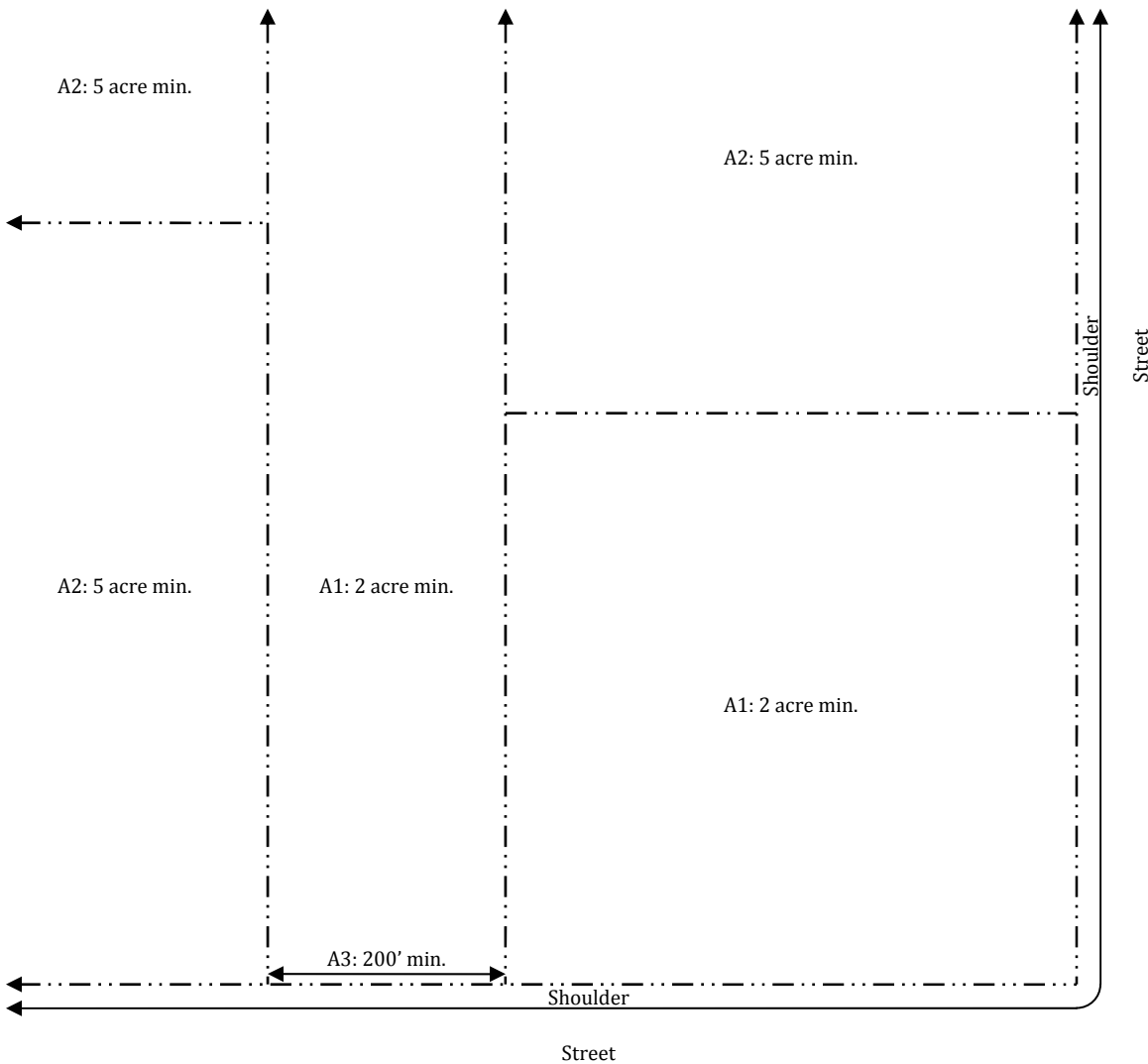
Notes

1	If the parking requirements result in a fraction, the number of parking spaces shall be rounded to the nearest whole number with fraction of 0.50 or greater rounding up and fractions below 0.50 rounding down.
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4. T2B: RURAL STANDARDS

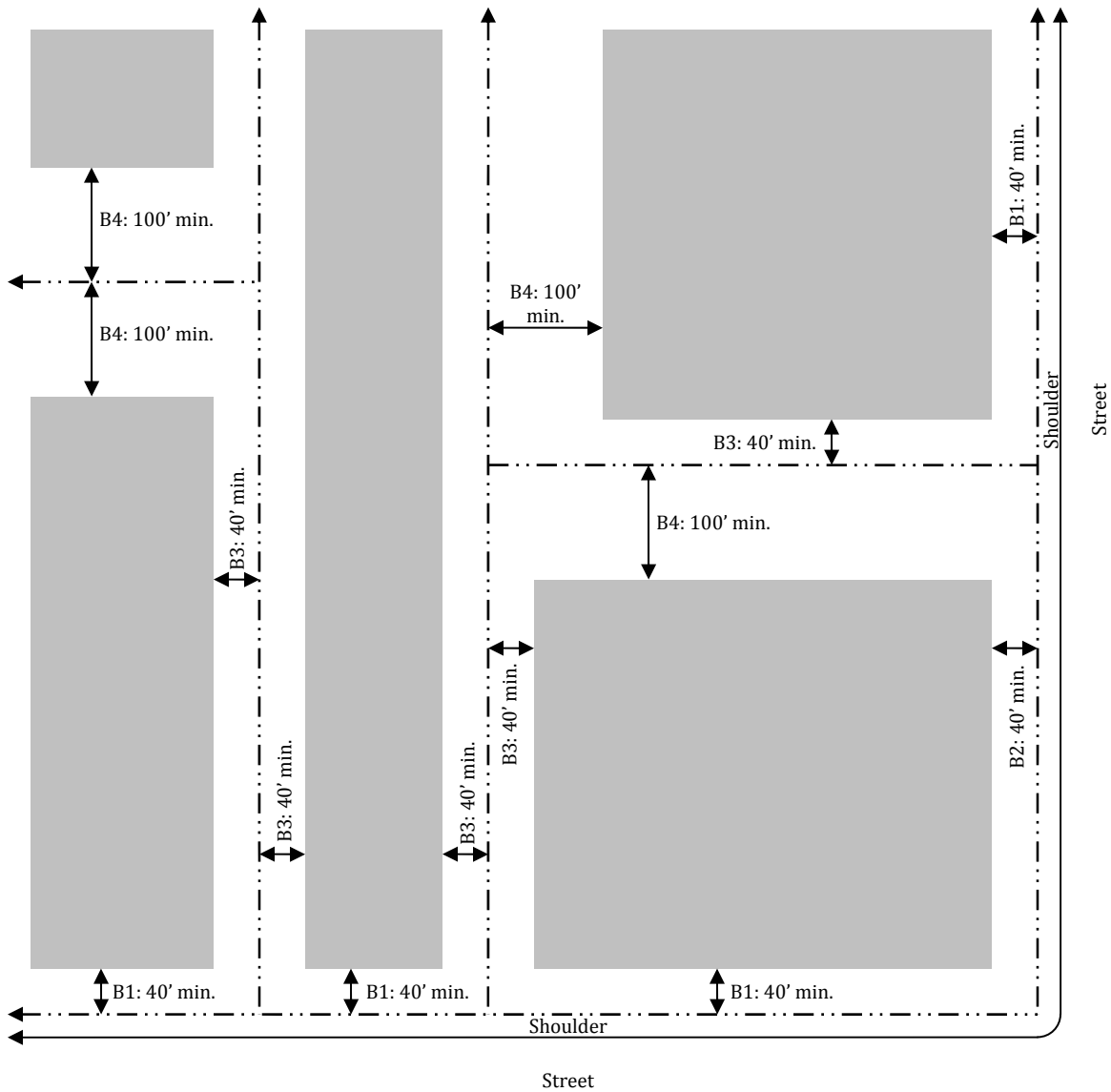
A. T2B: Block and Lot Standards

1	Maximum Block Size	Not applicable
2	Gross Residential Density	1 unit per 5 acres. The use of Residential Density Incentives and/or TDRs (refer to chapters 21A.34 and 21A.37 of the Zoning Code) shall not be allowed in this Transect Zone. Accessory units are excluded from this calculation.
3	Lot Width	200' minimum (as measured along the front property line)
4	Impervious Surfaces	No more than 10% of the site shall consist of impervious surfaces.
5	Tree Preservation	30% of all protected trees (see Section 8: Definitions) shall be retained on site. When the required number of protected trees cannot be retained, new trees, with a 2" caliper or greater, shall be planted. The replacement rate shall be 12 caliper inches of new trees to replace each protected tree removed. (Based on City of Renton standards.)



B. T2B: Placement of Primary Building

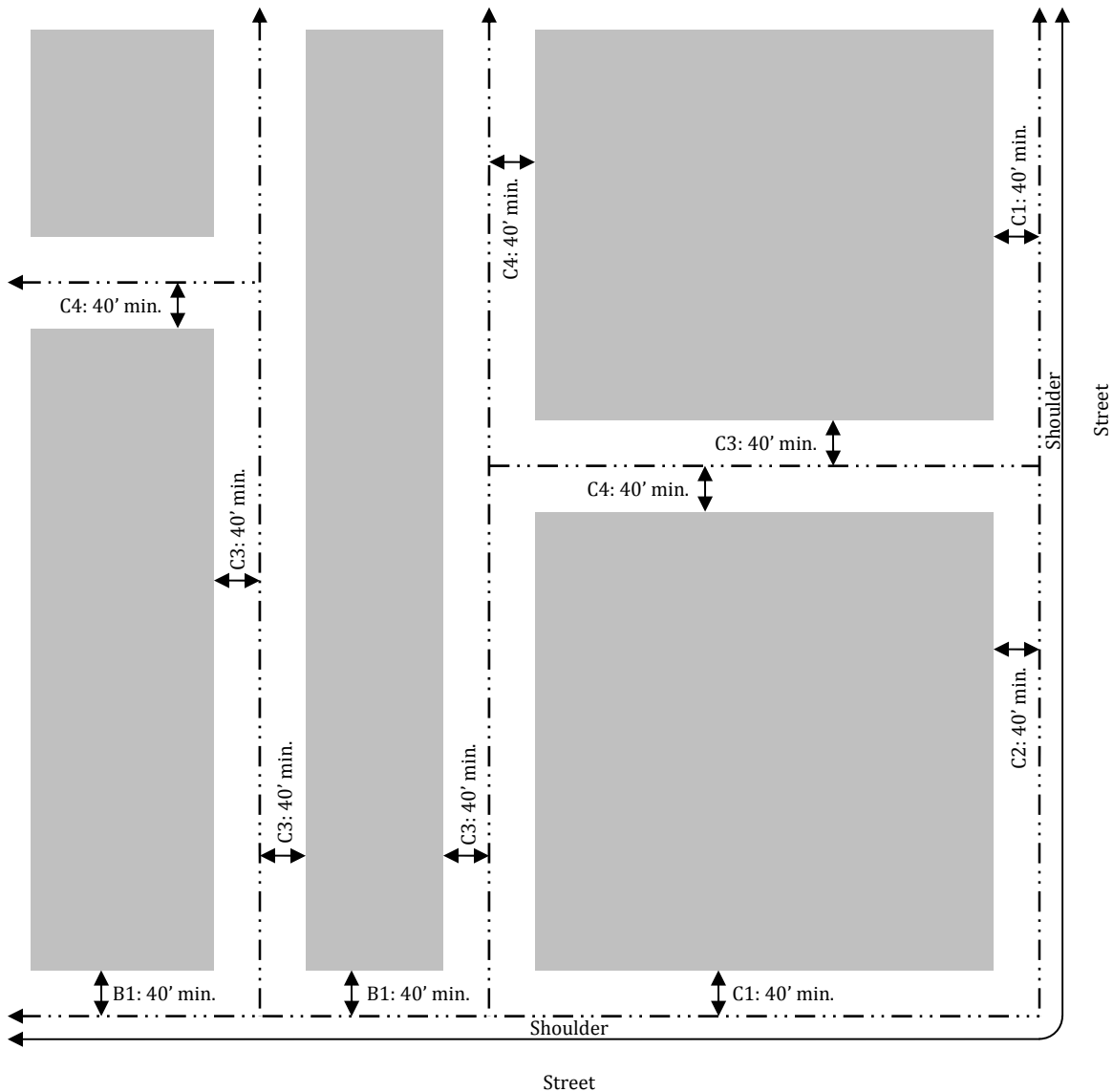
1	Front Setback	40' minimum
2	External Side Setback	40' minimum
3	Internal Side Setback	40' minimum
4	Rear Setback	100' minimum
5	Build-to-Zone (BTZ)	A Built-to Zone is not required.
6	BTZ Buildout	Not applicable




Zone where the primary building may be located

C. T2B: Placement of Surface Parking, Attached/Detached Garages, and Outbuildings

1	Front Setback	40' minimum
2	External Side Setback	40' minimum
3	Internal Side Setback	40' minimum
4	Rear Setback	40' minimum



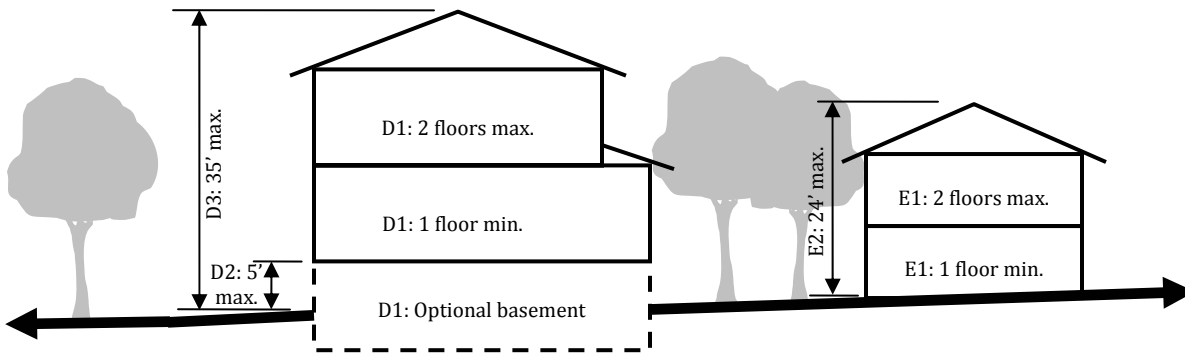
 Zone where surface parking, attached/detached garages, and outbuildings may be located

D. T2B: Building Design (Primary Building)

1	Number of Floors	1 to 2 floors plus an optional basement.
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building.
3	Ground Floor Height	Not applicable
4	Maximum Height	35' maximum as measured from the average grade of the site along the front facade of the building.
5	Energy Efficiency Requirements	<p>The primary building should be designed and built to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes. If the primary building is over 2,500 square feet in size, it should be designed to meet one of the following standards:</p> <ul style="list-style-type: none"> • Design the home to meet LEED for Homes Silver Standard. • Design the home to meet BuiltGreen 4 Star requirement. • Generate one-half of the home's energy needs using on-site renewable energy systems (wind, solar, geothermal, etc).

E. T2B: Building Design (Detached Garage and Outbuilding)

1	Number of Floors	1 to 2 floors
2	Maximum Height	24' maximum as measured from the average grade of the site along the front facade of the building.



F. T2B: Frontage Elements (Primary Building)¹

1	Entrance and Frontage	The primary entrance shall be located on the front facade. The entrance shall be located within a portico or porch frontage.
2	Windows	At least 15% of the surface area of front and external side facades shall be occupied by windows.

G. T2B: Allowed Encroachments into Setbacks

1	Porch	Porches may encroach into all setbacks by up to 6’.
2	Portico	Porticos may encroach into all setbacks by up to 6’.
3	Balconies	Balconies may project into all setbacks by up to 6’.
4	Bay Windows	Bay windows may project into all setbacks by up to 3’.
5	Window Shades	Window shades (horizontal and vertical) may project into all setbacks by up to 3’.
6	Roofs	Roofs may project into all setbacks by up to 3’.
7	Chimneys	Chimneys may project into rear, internal side, and external side setbacks by up to 2’. Chimneys are prohibited on the front facade.

Notes

¹ Standards for private frontages are provided in Section 7.2.C

H. T2B: Yards

1	Landscape Options	Yards may consist of natural woodlands or grasslands, orchards or agricultural fields, fenced grazing land or pastures, and/or landscaped yards. With the exception of driveways and walkways, paved surfaces are prohibited in front and external side yards.
2	Landscape Requirements	Landscaping shall be provided in accordance with Chapter 21A.16 of the Zoning Code, excluding Section 21A.16.070.
3	Wildlife Habitat	<p>All properties should promote the National Wildlife Federation Certified Wildlife Habitat™ Program, by implementing three of the following five categories:</p> <ul style="list-style-type: none"> • Provide Food for Wildlife: Provide nectar or pollen, berries or fruit, or foliage or twigs by planting or retaining native vegetation, shrubs, and/or trees from the King County Native Plant Guide list. • Supply Water for Wildlife: Supply water for wildlife for drinking, bathing, and reproduction, by protecting or creating a rain garden, seasonal pool, or backyard pond • Create Cover for Wildlife: Provide wildlife a safe place to hide from people, predators, and inclement weather, by protecting or creating a wooded area or evergreens, dense shrubs or thickets, or a dead tree or log pile. • Landscape in an Environmentally Friendly Way: Create a yard or landscape that protects the health of the soil, air, water, and habitat, by using mulch for planting beds or amending the soil with compost. • Maintain healthy native plant populations by removing noxious and invasive plants or by salvaging native plants. <p>If removing native vegetation for new development, contact the King County Native Plant Salvage Program to have volunteers remove native plants for replanting.</p>
4	Stormwater Management	All properties shall be designed with stormwater management facilities in compliance with the King County Surface Water Design Manual.
5	Food Production	Farm, agricultural plots, and vegetable gardens are encouraged.
6	Yard or Outdoor Lighting	<p>Ensure that any outdoor lighting minimizes light pollution, in order to reduce development impact on nocturnal environments and wildlife, and increase night sky visibility for people. Minimize light trespass from the site by using only lighting fixtures that are fully shielded with cutoff devices, such that all light is directed downward. Exterior light fixtures with very low light levels, such as solar powered lights, are exempt from this.</p> <p>The T2B zone should have minimal electric lighting, preferably controlled with motion sensors. For non-residential uses, a lighting curfew of 10:00 pm or close of business, whichever is later, is recommended.</p>

K. T2B: Building and Property Uses

1	Residential	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • One Primary Unit and one optional Accessory Unit per lot • Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Home Industry (per the requirements of Section 21A.30 of the Zoning Code) • Bed and Breakfast (5 rooms maximum)
2	Recreational/Cultural	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Outdoor Paintball • Shooting Range • Library • Museum • Arboretum
3	General Services	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Stable/Riding Area • Day Care I • Kennel • Dog Training Facility
4	Government/Business Services	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Police Substation • Fire Station • Utility Facility • Log Storage
5	Retail/Wholesale	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Produce/Flower Stand • Nursery, Garden Center, and Farm Supply Stores • Forest Supply Sales • Alcohol Service/Sales Associated with a Winery/Brewery • Livestock Sales

K. T2B: Building and Property Uses (Continued)

6	Manufacturing	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Food and Kindred Product Manufacturing • Winery/Brewery • Wood Product Manufacturing (Excluding Furniture)
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops (organic methods only) • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) • Growing and Harvesting Forest Products • Hatchery/Fish Preserve • Aquaculture • Wildlife Shelters <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Wind turbines • Agricultural Related Special Needs Camp • Agricultural Anaerobic Digester
8	Regional	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Non-Hydroelectric Generation Facility • Communication Facility <p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Oil and Gas Extraction • Municipal Water Production

3 | SITE AND BUILDING STANDARDS

L. T2B: On-Site Parking Requirements (Minimum)¹

1	Residential	Primary Unit: 2 spaces Accessory Unit: 1 space Bed and Breakfast (5 rooms maximum): 1 space per rented and owner-occupied bedroom
2	Recreational/Cultural	As required by the Director
3	General Services	Day Care I: 2 spaces Stable/Riding Area: 0.5 spaces per rented stable. Kennel: 3 spaces Dog Training Facility: Parking is not required
4	Government/Business Services	1 space per 300 square feet of office, plus 0.9 spaces per 1,000 square feet of indoor storage
5	Retail/Wholesale	Retail (including mix of retail and wholesale): 1 space per 300 square feet of indoor space Wholesale: 0.9 spaces per 1,000 square feet of indoor space
6	Manufacturing	Manufacturing: 0.9 spaces per 1,000 square feet Winery/Brewery: 0.9 spaces per 1,000 square feet plus 1 space per 50 square feet of tasting area
7	Resource	As required by the Director
8	Regional	As required by the Director

M. T2B: Parking Lot Landscaping

1	Trees	Not applicable
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N. T2B: Shared Parking

1	Requirements	The amount of parking may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed. Section 21A.18.040 of the Zoning Code shall regulate the process for determining the reduction in parking.
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O. T2B: Parking Options

1	Parking Options (refer to Section C for allowed parking locations)	To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, or dedicated surface parking area.
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P. T2B: Parking Access

2	Driveways	Driveways shall not exceed a width of 20’.
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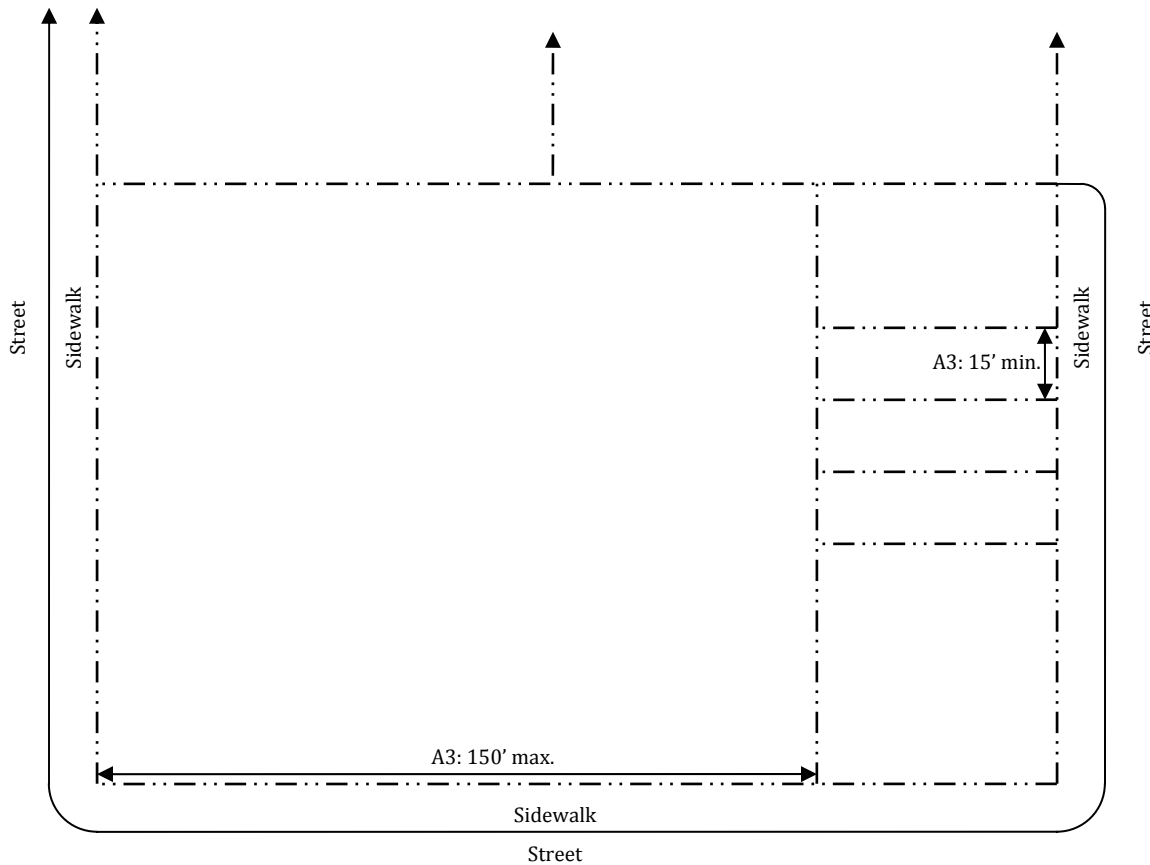
Notes

¹ If the parking requirements result in a fraction, the number of parking spaces shall be rounded to the nearest whole number with fraction of 0.50 or greater rounding up and fractions below 0.50 rounding down.

5. T2C STANDARDS

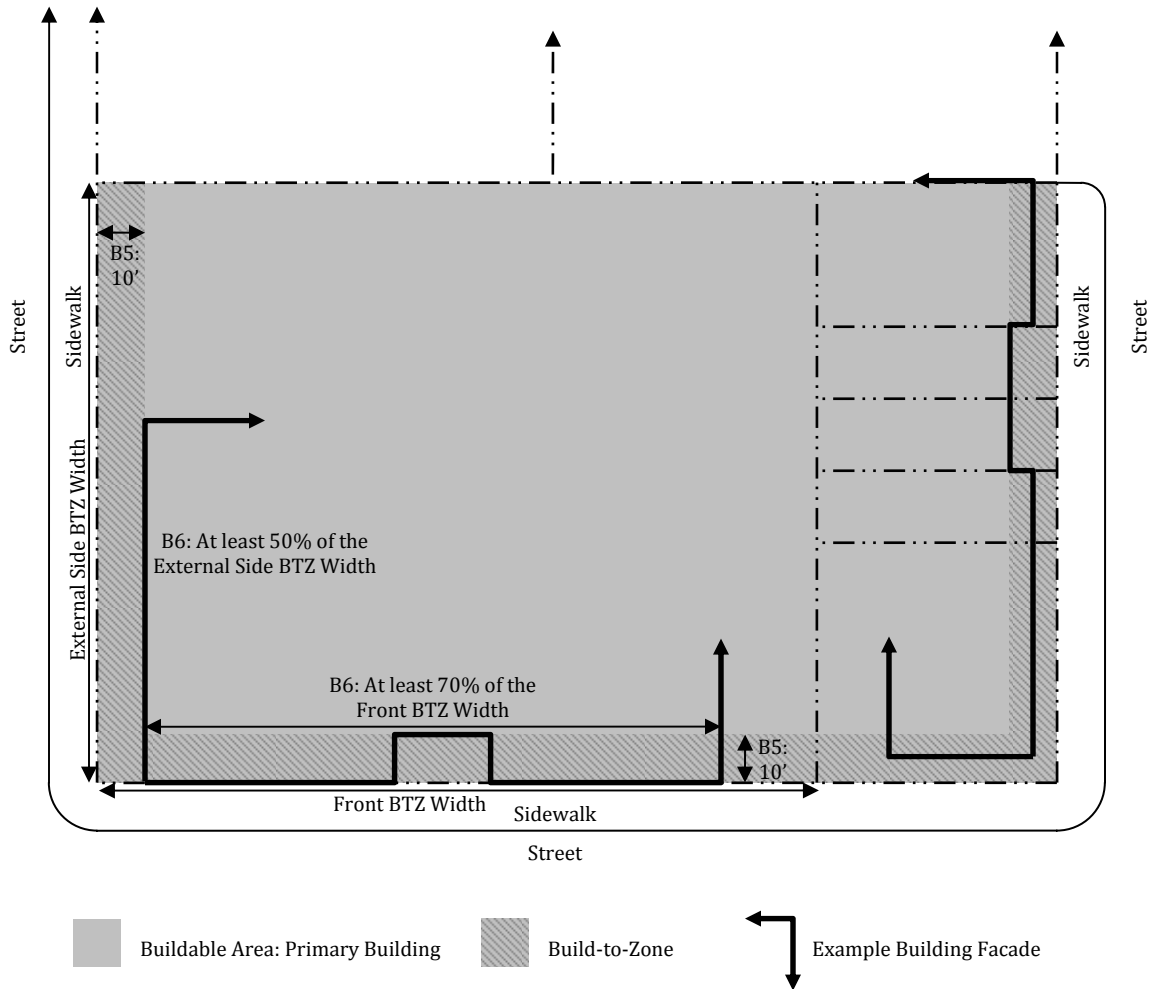
A. T2C: Block and Lot Standards

1	Maximum Block Size	Not applicable
2	Gross Residential Density	Multifamily residential units shall only be allowed on the upper floors of buildings at a density that is limited to 8 units per gross acre. The density may be further reduced by parking constraints (see Sections L, M, N, O and P) and on-site septic tank capacity. The use of Residential Density Incentives and/or TDRs (refer to chapters 21A.34 and 21A.37 of the Zoning Code) shall not be allowed in this Transect Zone.
3	Lot Width	15' minimum and 150' maximum
4	Impervious Surfaces	No more than 80% of the site shall consist of impervious surfaces.
5	Tree Preservation	5% of all protected trees (see Section 8: Definitions) shall be retained on site. When the required number of protected trees cannot be retained, new trees, with a 2" caliper or greater, shall be planted. The replacement rate shall be 12 caliper inches of new trees to replace each protected tree removed.



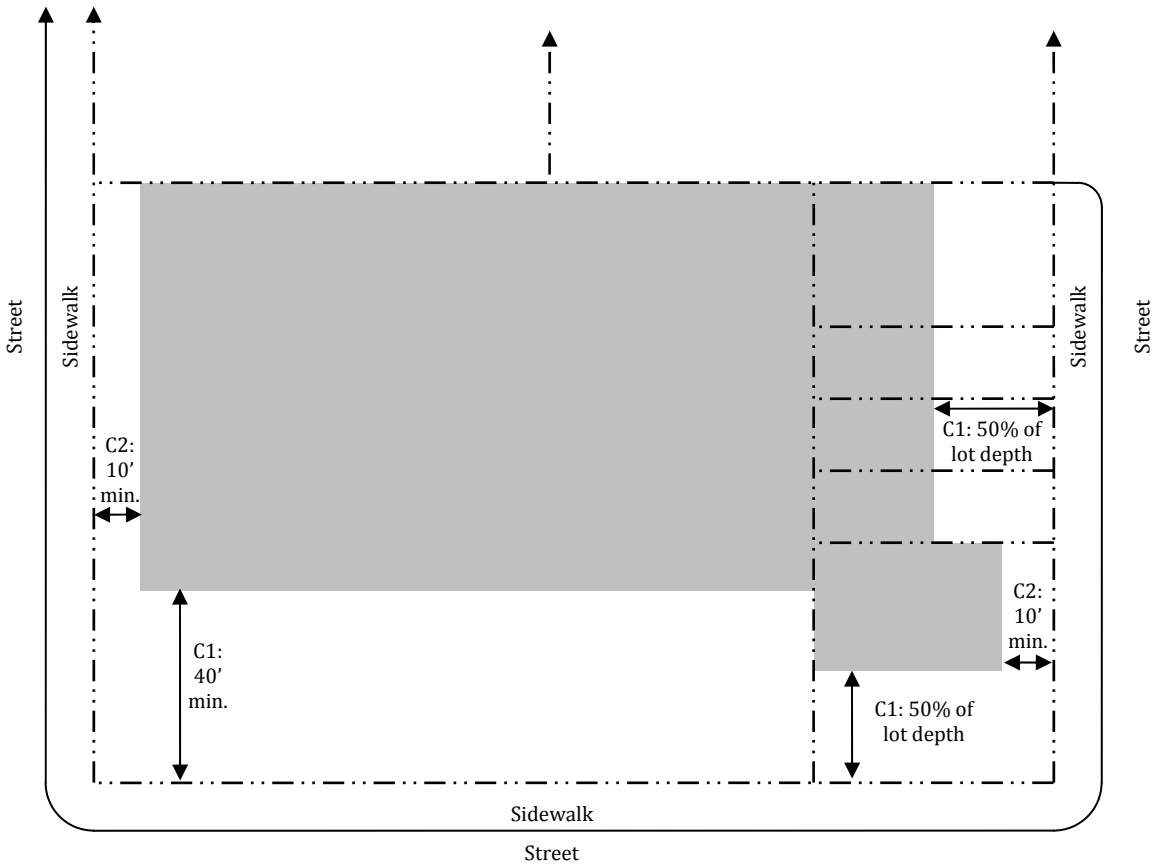
B. T2C: Placement of Primary Building

1	Front Setback	A setback is not required
2	External Side Setback	A setback is not required
3	Internal Side Setback	10' minimum
4	Rear Setback	10' minimum
5	Build-to-Zone (BTZ)	The front BTZ is the area that is within 10' of the front property line. The external side BTZ is the area that is within 10' of the external side property line.
6	BTZ Buildout	At least 60% of the front BTZ's width and 50% of the external side BTZ's width shall be occupied by facades.



C. T2C: Placement of Surface Parking and Outbuildings

1	Front Setback	40' minimum or at least 50% of the lot depth, whichever is less.
2	External Side Setback	10' minimum
3	Internal Side Setback	A setback is not required
4	Rear Setback	A setback is not required



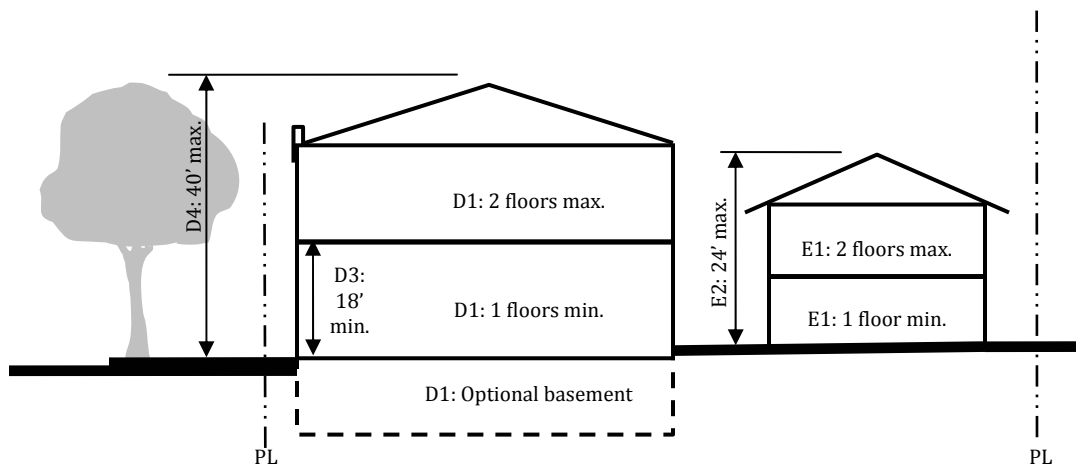
■ Zone where surface parking, attached/detached garages, above-ground parking structures, and outbuildings may be located

D. T2C: Building Design (Primary Building)

1	Number of Floors	1 to 2 floors plus an optional basement.
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
3	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 18'.
4	Maximum Height	40' maximum as measured from the average grade of the site along the front facade of the building.
5	Energy Efficiency Requirements	For residential buildings, the building should be designed and built to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes or Multifamily Homes. For commercial and mixed-use buildings, the building should be designed to earn the <i>ENERGY STAR</i> rating by achieving a rating of 75 or higher using the EPA Energy Target Finder tool.

E. T2C: Building Design (Detached Garage and Outbuilding)

1	Number of Floors	1 to 2 floors
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.



F. T2C: Frontage Elements (Primary Building)¹

1	Entrance and Frontage	The primary entrance shall be located on the front facade. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage
2	Windows	At least 50% of the surface area of ground floor front and external side facades with storefronts shall be occupied by windows. At least 20% of the surface area of all other front and external side facades shall be occupied by windows.

G. T2C: Allowed Encroachments into Setbacks (Primary Building)

1	Porch	Porches may encroach into front and external side setbacks by 6’.
2	Stoops	Stoops may encroach into front and external side setbacks by 6’.
3	Balconies	Balconies may project into front and external side setbacks by 6’. Balconies may project over public sidewalks if at least 12’ of vertical clearance is provided between the lowest point of the balcony and the sidewalk.
4	Bay Windows	Bay windows may project into all front and external side setbacks by 3’. Bay windows may project over public sidewalks if at least 12’ of vertical clearance is provided between the lowest point of the bay window and the sidewalk.
5	Window Shades	Window shades (horizontal and vertical) may project into all setbacks by 3’. Window shades may project over public sidewalks if at least 8’ of vertical clearance is provided between the lowest point of the window shade and the sidewalk.
6	Roofs	Roofs may project into all setbacks by 3’.
7	Chimneys	Chimneys may project into rear, internal side, and external side setbacks by 2’. Chimneys are prohibited on the front facade.
8	Storefront Awnings	Storefront awnings may project into front and external side setbacks by up to 6’. Awnings may project over public sidewalks if at least 8’ of vertical clearance is provided between the lowest point of the awning and the sidewalk.
9	Galleries	Galleries may project into front and external side setbacks. Galleries may project over public sidewalks with the approval of the Director if at least 12’ of vertical clearance is provided between the lowest point of the gallery and the sidewalk and the outside edges of the posts or columns of the gallery are at least 2’ from the curb face.

Notes

¹ Standards for private frontages are provided in Section 7.2.C

H. T2C: Yards

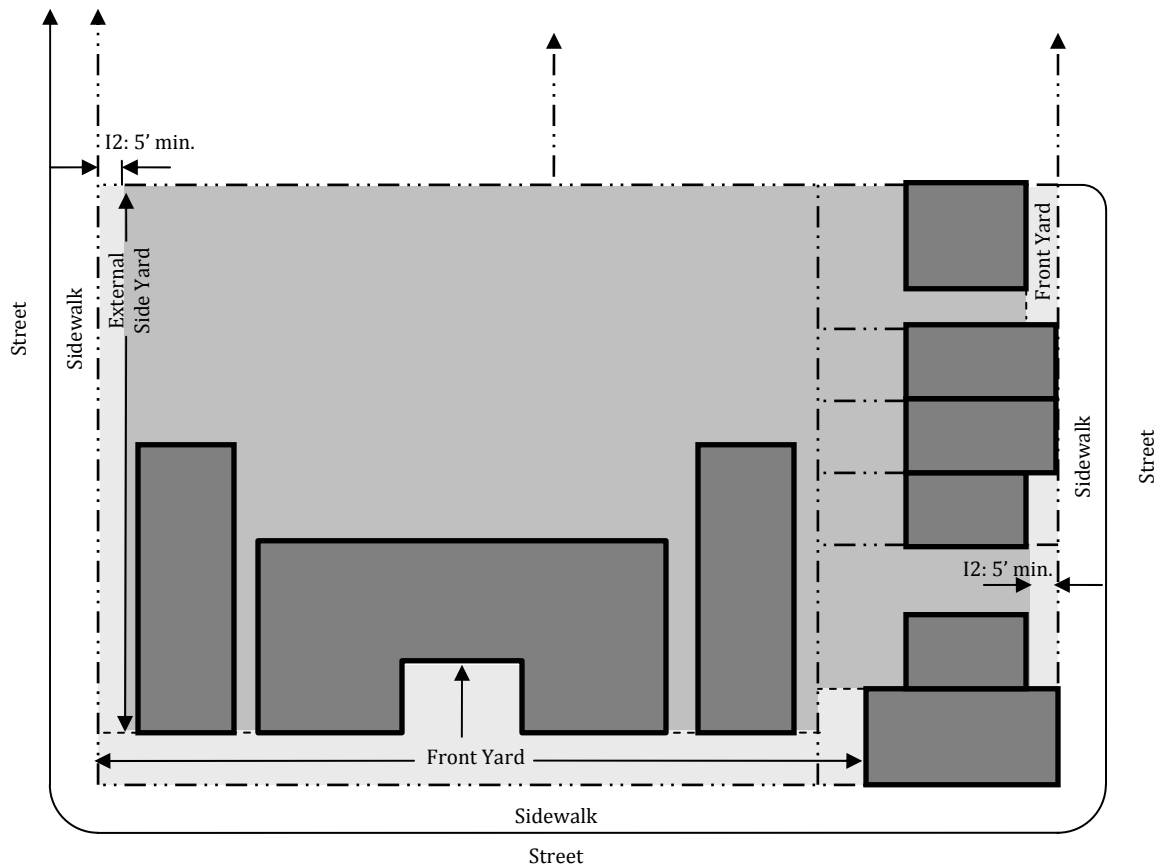
1	Landscaping Options	Yards may be landscaped or consist of natural woodlands. With the exception of driveways, walkways, and patio space (only allowed in yards adjacent to commercial uses), paved surfaces are prohibited in front and external side yards.
2	Landscaping Requirements	Landscaping shall be provided in accordance with Chapter 21A.16 of the Zoning Code, excluding Section 21A.16.070.
3	Wildlife Habitat	Not applicable
4	Stormwater Management	All properties shall be designed with stormwater management facilities in compliance with the King County Surface Water Design Manual.
5	Food Production	Vegetable gardens, community gardens, and green roofs are encouraged.
6	Yard or Outdoor Lighting	<p>Ensure that any outdoor lighting minimizes light pollution, in order to reduce development impact on nocturnal environments and wildlife, and increase night sky visibility for people. Minimize light trespass from the site by using only lighting fixtures that are fully shielded with cutoff devices, such that all light is directed downward. Exterior light fixtures with very low light levels, such as solar powered lights, are exempt from this.</p> <p>The T3 zone should have minimal electric lighting, preferably controlled with motion sensors. For non-residential uses, a lighting curfew of 10:00 pm or close of business, whichever is later, is recommended.</p>

I. T2C: Fences, Walls, and Hedges (excluding retaining walls)

1	Front Yard Fences	Fences, walls, and hedges within the front yard shall be limited to a height of 40".
2	External Side Yard Fences	Fences, walls, and hedges that are within 5' of the external side property line shall be limited to a height of 40". If the fence, wall, or hedge is setback at least 5' from the external side property line, the maximum height shall be limited to a height of 72".
3	Internal Side Yards and Rear Yard Fences	Fences, walls, or hedges within rear and internal side yards shall be limited to a height of 72".

J. T2C: Garbage, Recycle, and Compost Storage

1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that is at least 60" tall.
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I1: Walls, fences, and hedges with a maximum height of 40" are allowed.

I2 and I3: Walls, fences, and hedges with a maximum height of 72" are allowed.

K. T2C: Building and Property Uses

1	Residential	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Multifamily residential units shall only be allowed on the upper floors of buildings. If more than 10 units are provided, at least 10% of the units shall be classified as affordable (see Article 8: Definitions). • Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Bed and Breakfast (5 rooms maximum) • Hotel/Motel
2	Recreational/Cultural	<p>The following uses are permitted by right:</p> <ul style="list-style-type: none"> • Library • Museum • Arboretum <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Sports Club/Fitness Center • Amusement/Recreation Services/Arcades (Indoor) • Bowling Center
3	General Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • General Personal Services • Funeral Home • Appliance/Equipment Repair • Medical or Dental Office/Outpatient Clinic • Medical or Dental Lab • Day Care I • Day Care II • Veterinary Clinic • Social Services • Animal Specialty Services • Artist Studios • Nursing and Personal Care Facilities <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Theater (Movie or Live Performance) • Religious Use

K. T2C: Building and Property Uses (Continued)

4	Government/Business Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • General Business Service • Professional Office <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Public Agency or Utility Office • Police Substation • Fire Station • Utility Facility • Self Service Storage
5	Retail/Wholesale	<p>The following uses are allowed by right on the ground floor of buildings:</p> <ul style="list-style-type: none"> • Food Store • Drug Store/Pharmacy • Retail Store: includes florist, book store, apparel and accessories store, furniture/home furnishings store, antique/recycled goods store, sporting goods store, video store, art supply store, hobby store, jewelry store, toy store, game store, photo store, electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-only retail) • Eating and Drinking Places <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Liquor Store or Retail Store Selling Alcohol • Hardware/Building Supply Store • Nursery/Garden Center • Department Store • Auto Dealers (indoor sales rooms only)
6	Manufacturing	<p>Manufacturing uses (excluding Home Industry Uses permitted per the requirements of Section 21A.30 of the Zoning Code) are prohibited.</p>
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops (within rear/internal side yards or roof gardens, and with organic methods only) • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Wind Turbines
8	Regional	<p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Communication Facility

L. T2C: On-Site Parking Requirements (Minimum)¹

1	Residential	Residential Units: 1.5 spaces per Unit Bed and Breakfast/Hotel/Motel/: 1 space per rented and owner-occupied bedroom
2	Recreational/Cultural	As required by the Director
3	General Services	1 space per 300 square feet
4	Government/Business Services	1 space per 300 square feet of office, plus 0.9 spaces per 1,000 square feet of indoor storage
5	Retail/Wholesale	1 space per 300 square feet
6	Manufacturing	Not applicable
7	Resource	As required by the Director
8	Regional	As required by the Director

M. T2C: Parking Lot Landscaping

1	Trees	1 tree shall be provided for every 4 parking spaces within the surface parking area. Trees may be located in planters or tree wells.
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Notes

¹ If the parking requirements result in a fraction, the number of parking spaces shall be rounded to the nearest whole number with fraction of 0.50 or greater rounding up and fractions below 0.50 rounding down.

N. T2C: Shared Parking

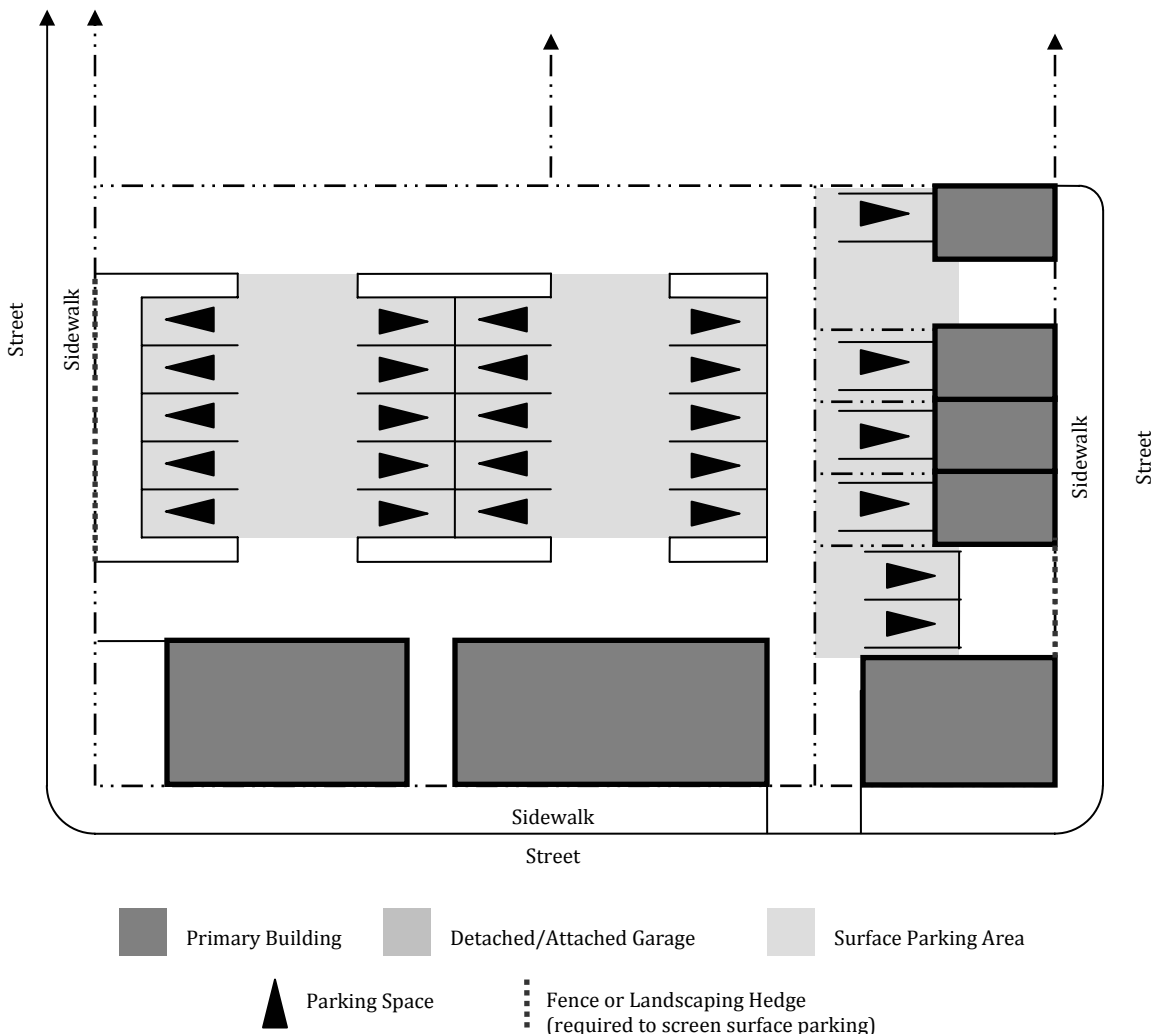
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| 1 | Requirements | The amount of parking may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed. Section 21A.18.040 of the Zoning Code shall regulate the process for determining the reduction in parking. |
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O. T2C: Parking Options

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| 1 | Parking Options (refer to Section C for allowed parking locations) | To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, parking structure, or surface parking lot. Parking for non-residential uses may also be provided off-site in a public parking lot or structure if a parking management district is formed for the area. Dedicated surface parking areas shall be partially screened from views from streets by a wall, fence, or hedge that is at least 40" tall. |
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P. T2C: Parking Access

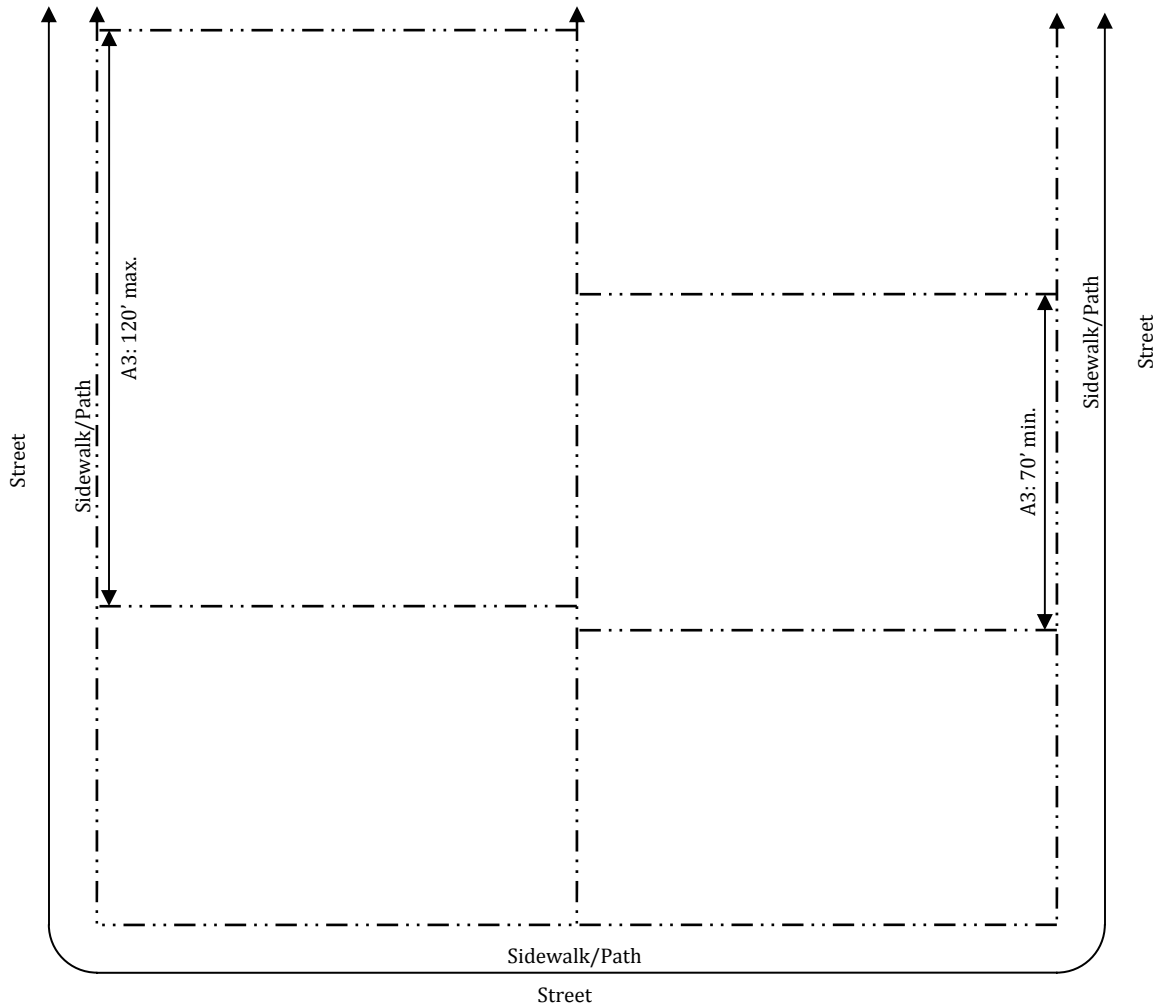
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| 1 | Driveways | Driveways shall not exceed a width of 20'. |
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6. T3 STANDARDS

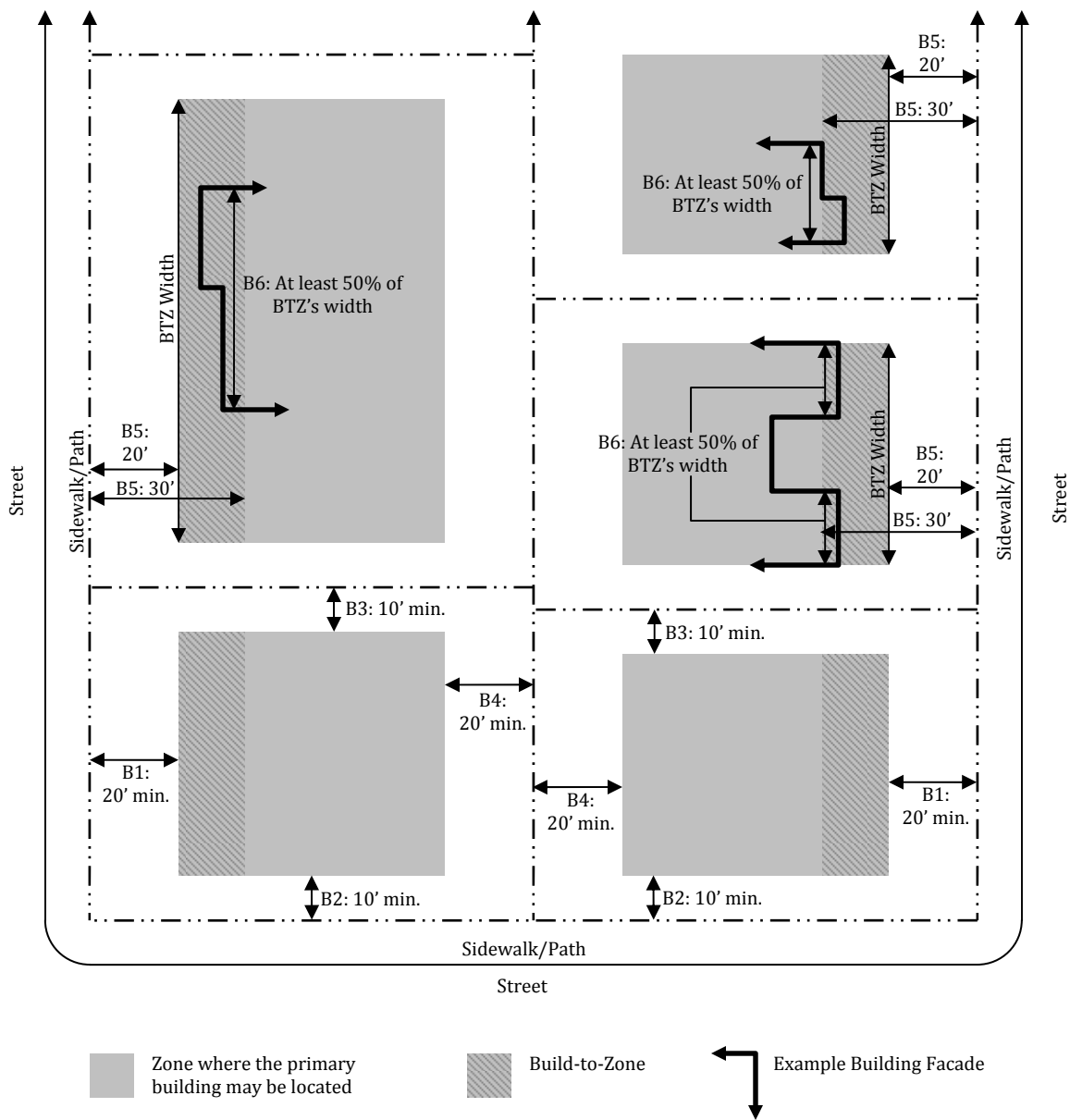
A. T3: Block and Lot Standards

1	Maximum Block Size	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,400 linear feet. When a full block cannot be constructed, street stubs to adjacent properties shall be provided to allow for the future completion of the block (which would be provided on the adjacent property).
2	Gross Residential Density	Up to 4 units per acre by right and up to 8 units per acre with the use of Residential Density Incentives and/or TDRs (refer to chapters 21A.34 and 21A.37 of the Zoning Code). Accessory units are excluded from this calculation.
3	Lot Width	70' minimum to 120' maximum (as measured along the front property line)
4	Impervious Surfaces	No more than 50% of the site shall consist of impervious surfaces.
5	Tree Preservation	30% of all protected trees (see Section 8: Definitions) shall be retained on site. When the required number of protected trees cannot be retained, new trees, with a 2" caliper or greater, shall be planted. The replacement rate shall be 12 caliper inches of new trees to replace each protected tree removed.



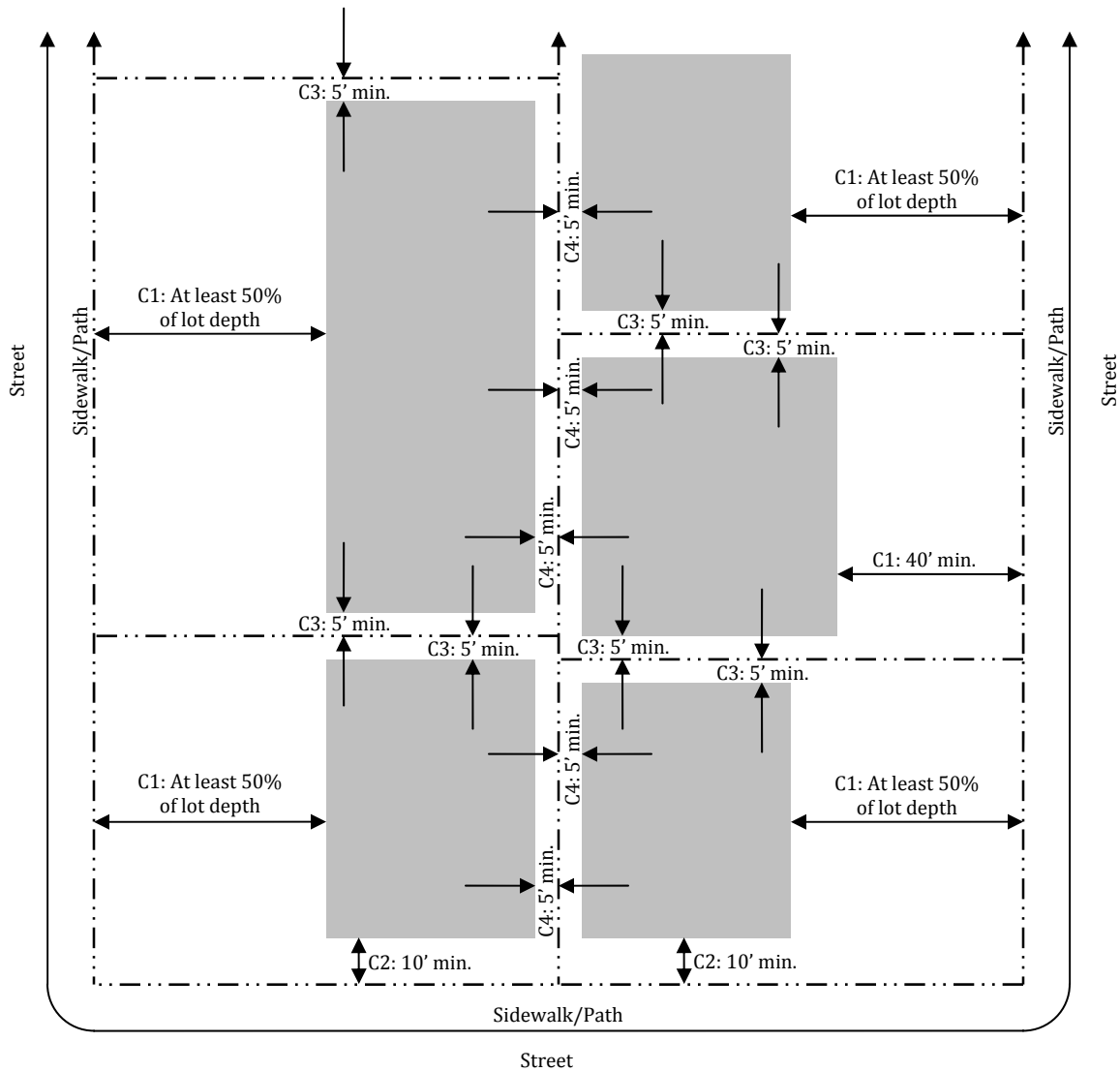
B. T3: Placement of Primary Building

1	Front Setback	20' minimum
2	External Side Setback	10' minimum
3	Internal Side Setback	10' minimum
4	Rear Setback	20' minimum
5	Build-to-Zone (BTZ)	The BTZ is the area that is within 20' to 30' of the front property line, excluding side setbacks.
6	BTZ Buildout	At least 50% of the BTZ's width shall be occupied by front facade of the primary building



C. T3: Placement of Surface Parking, Attached/Detached Garages, and Outbuildings

1	Front Setback	40' minimum or at least 50% of the lot depth, whichever is less.
2	External Side Setback	10' minimum
3	Internal Side Setback	5' minimum
4	Rear Setback	5' minimum if adjacent to a property and 0' if adjacent to an alley.



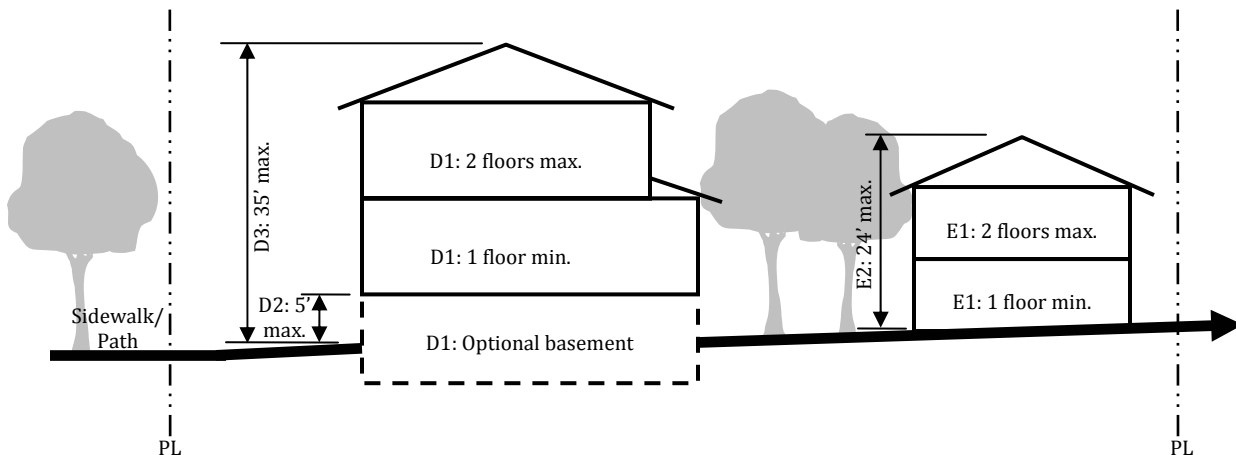
Zone where surface parking, attached/detached garages, and outbuildings may be located.

D. T3: Building Design (Primary Building)

1	Number of Floors	1 to 2 floors plus an optional basement.
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building.
3	Ground Floor Height	Not applicable
4	Maximum Height	35' maximum as measured from the average grade of the site along the front facade of the building.
5	Energy Efficiency Requirements	<p>The primary building should be designed and built to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes. If the primary building is over 2,500 square feet in size, it should be designed to meet one of the following standards:</p> <ul style="list-style-type: none"> • Design the home to meet LEED for Homes Silver Standard. • Design the home to meet BuiltGreen 4 Star requirement. • Generate one-half of the home's energy needs using on-site renewable energy systems (wind, solar, geothermal, etc).

E. T3: Building Design (Detached Garage and Outbuilding)

1	Number of Floors	1 to 2 floors
2	Maximum Height	24' maximum as measured from the average grade of the site along the front facade of the building.



F. T3: Frontage Elements (Primary Building)¹

1	Entrance and Frontage	The primary entrance shall be located on the front facade. The entrance shall be located within a portico or porch frontage.
2	Windows	At least 15% of the surface area of front and external side facades shall be occupied by windows.

G. T3: Allowed Encroachments into Setbacks (Primary Building)

1	Porch	Porches may encroach into front and external side setbacks by 6’.
2	Portico	Porticos may encroach into front and external side setbacks by 6’.
3	Balconies	Balconies may project into front and external side setbacks by 6’.
4	Bay Windows	Bay windows may project into all side setbacks by 3’.
5	Window Shades	Window shades (horizontal and vertical) may project into all setbacks by 3’.
6	Roofs	Roofs may project into all setbacks by up to 3’.
7	Chimneys	Chimneys may project into rear, internal side, and external side setbacks by 2’. Chimneys are prohibited on the front facade.

Notes

1	Standards for private frontages are provided in Section 7.2.C
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H. T3: Yards

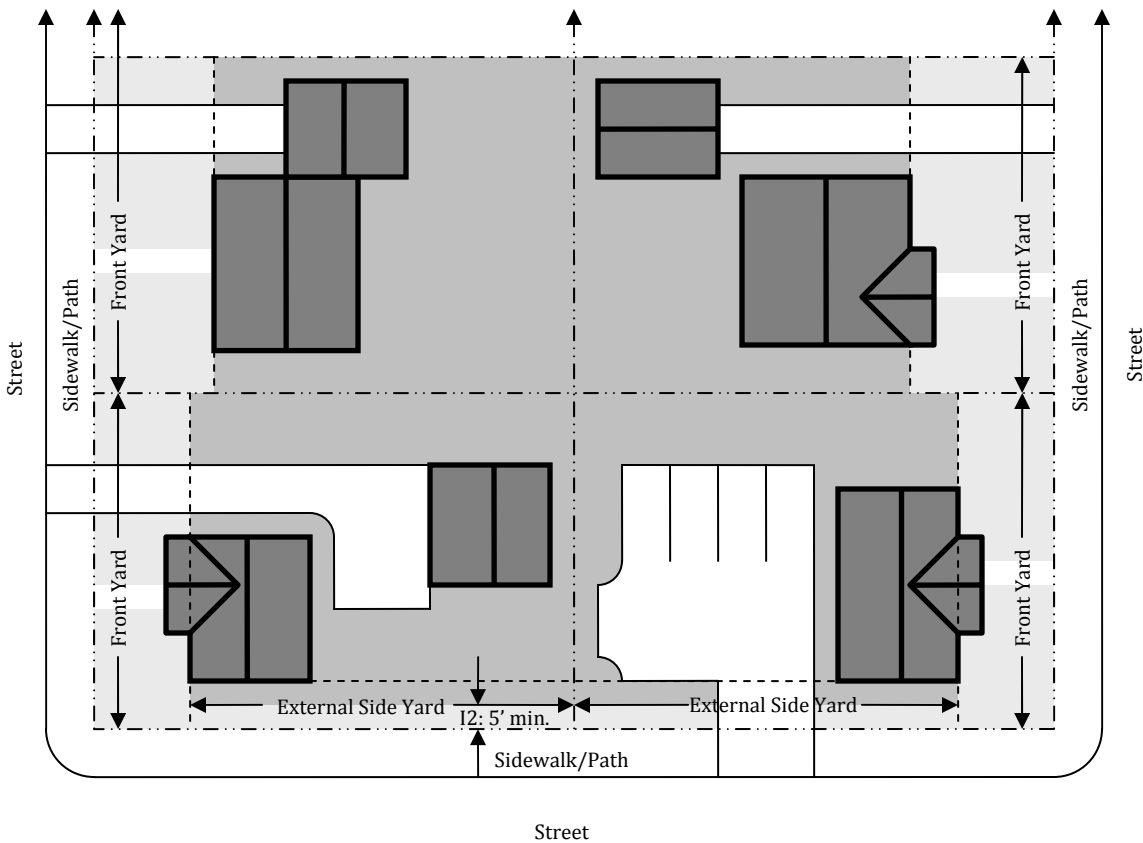
1	Landscaping Options	Yards may consist of natural woodlands or grasslands and/or landscaped yards. With the exception of driveways and walkways, paved surfaces are prohibited in front and external side yards.
2	Landscaping Requirements	Landscaping shall be provided in accordance with Chapter 21A.16 of the Zoning Code, excluding Section 21A.16.070.
3	Wildlife Habitat	<p>All properties should promote the National Wildlife Federation Certified Wildlife Habitat™ Program, by implementing three of the following five categories:</p> <ul style="list-style-type: none"> • Provide Food for Wildlife: Provide nectar or pollen, berries or fruit, or foliage or twigs by planting or retaining native vegetation, shrubs, and/or trees from the King County Native Plant Guide list. • Supply Water for Wildlife: Supply water for wildlife for drinking, bathing, and reproduction, by protecting or creating a rain garden, seasonal pool, or backyard pond • Create Cover for Wildlife: Provide wildlife a safe place to hide from people, predators, and inclement weather, by protecting or creating a wooded area or evergreens, dense shrubs or thickets, or a dead tree or log pile. • Landscape in an Environmentally Friendly Way: Create a yard or landscape that protects the health of the soil, air, water, and habitat, by using mulch for planting beds or amending the soil with compost. • Maintain healthy native plant populations by removing noxious and invasive plants or by salvaging native plants. <p>If removing native vegetation for new development, contact the King County Native Plant Salvage Program to have volunteers remove native plants for replanting.</p>
4	Stormwater Management	All properties shall be designed with stormwater management facilities in compliance with the King County Surface Water Design Manual.
5	Food Production	Vegetable gardens and community gardens are encouraged.
6	Yard or Outdoor Lighting	<p>Ensure that any outdoor lighting minimizes light pollution, in order to reduce development impact on nocturnal environments and wildlife, and increase night sky visibility for people. Minimize light trespass from the site by using only lighting fixtures that are fully shielded with cutoff devices, such that all light is directed downward. Exterior light fixtures with very low light levels, such as solar powered lights, are exempt from this.</p> <p>The T3 zone should have minimal electric lighting, preferably controlled with motion sensors. For non-residential uses, a lighting curfew of 10:00 pm or close of business, whichever is later, is recommended.</p>

I. T3: Fences, Walls, and Hedges (excluding retaining walls)

1	Front Yard Fences	Fences, walls, and hedges within the front yard shall be limited to a height of 40”.
2	External Side Yard Fences	Fences, walls, and hedges that are within 5’ of the external side property line shall be limited to a height of 40”. If the fence, wall, or hedge is set back at least 5’ from the external side property line, the maximum height shall be limited to a height of 72”.
3	Internal Side Yards and Rear Yard Fences	Fences, walls, or hedges within rear and internal side yards shall be limited to a height of 72”.

J. T3: Garbage, Recycle, and Compost Storage

1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that is at least 60” tall.
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I1: Zone where walls, fences, and hedges with a maximum height of 40” are allowed.
 I2 and I3: Zone where walls, fences, and hedges with a maximum height of 72” are allowed.

K. T3: Building and Property Uses

1 Residential	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • One Primary Unit and one optional Accessory Unit per lot • Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Home Industry (per the requirements of Section 21A.30 of the Zoning Code) • Community Residential Facility I • Senior Citizen Assisted Housing • Dormitory (if associated with an adjacent religious use) • Bed and Breakfast (5 rooms maximum)
2 Recreational/Cultural	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Library • Museum • Arboretum
3 General Services	<p>The following uses are permitted with a conditional use permit on corner lots:</p> <ul style="list-style-type: none"> • General Personal Services • Funeral Home • Appliance/Equipment Repair • Medical Office/Outpatient Clinic <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Artist Studios • Day Care I • Day Care II • Religious Use
4 Government/Business Services	<p>The following uses are permitted with a conditional use permit on corner lots:</p> <ul style="list-style-type: none"> • Public Agency or Utility Office • General Business Service <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Professional Office • Police Substation • Fire Station • Utility Facility

K. T3: Building and Property Uses (Continued)

5	Retail/Wholesale	<p>The following uses are permitted with a conditional use permit on corner lots:</p> <ul style="list-style-type: none"> • Food Store • Florist • Book Store • Drug Store/Pharmacy • Eating and Drinking Places (limited to a seating occupancy of 20 people)
6	Manufacturing	<p>Manufacturing uses (excluding Home Industry Uses permitted per the requirements of Section 21A.30 of the Zoning Code) are prohibited.</p>
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops (within rear or internal side yards and with organic methods only) • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Wind turbines • Hatchery/Fish Preserve • Aquaculture • Wildlife Shelters
8	Regional	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Communication Facility

L. T3: On-Site Parking Requirements (Minimum)¹

1	Residential	Primary Unit: 2 spaces Accessory Unit: 1 space Group Housing for Farm Workers: Parking is not required. Bed and Breakfast (5 rooms maximum): 1 space per rented and owner-occupied bedroom
2	Recreational/Cultural	As required by the Director
3	General Services	Day Care I: 2 spaces Veterinary Clinic: 1 space per 300 feet of internal space Appliance/Equipment Repair: 1 space per 300 feet of internal space
4	Government/Business Services	1 space per 300 square feet of office, plus 0.9 spaces per 1,000 square feet of indoor storage
5	Retail/Wholesale	Retail (including mix of retail and wholesale): 1 space per 300 square feet of indoor space Wholesale: 0.9 spaces per 1,000 square feet of indoor space
6	Manufacturing	Manufacturing: 0.9 spaces per 1,000 square feet Winery/Brewery: 0.9 spaces per 1,000 square feet plus 1 space per 50 square feet of tasting area
7	Resource	As required by the Director
8	Regional	As required by the Director

M. T3: Parking Lot Landscaping

1	Trees	1 tree shall be provided for every 4 parking spaces within the surface parking area. Trees may be located in planters or tree wells.
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Notes

¹ If the parking requirements result in a fraction, the number of parking spaces shall be rounded to the nearest whole number with fraction of 0.50 or greater rounding up and fractions below 0.50 rounding down.

N. T3: Shared Parking

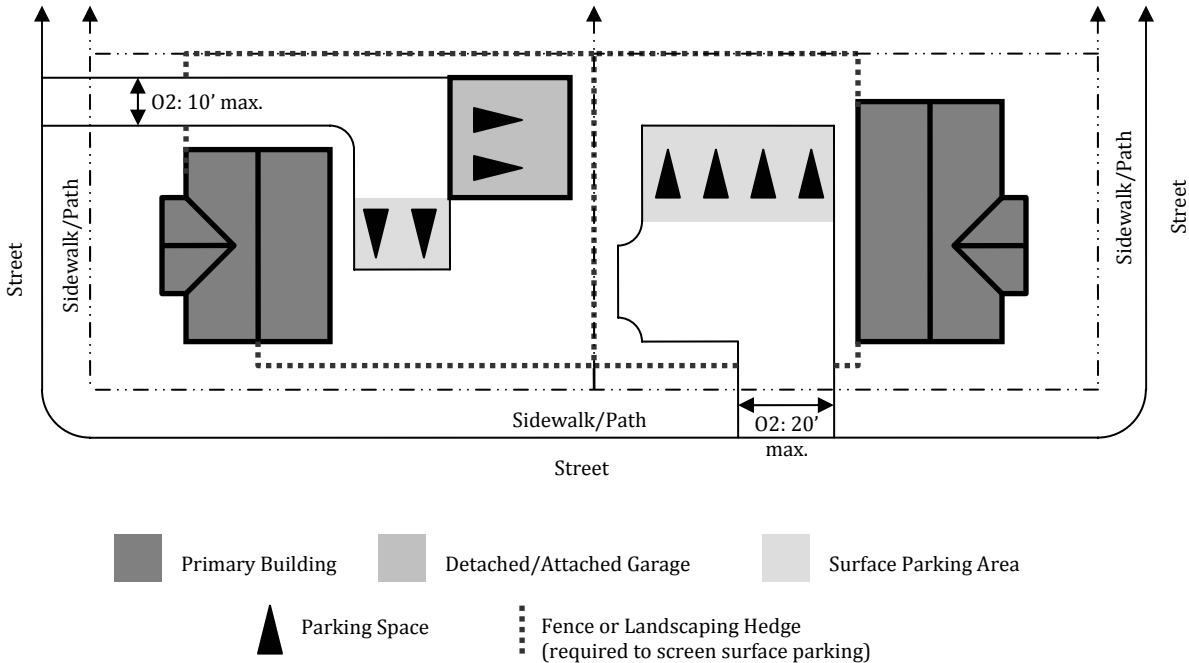
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|---|--------------|---|
| 1 | Requirements | The amount of parking may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed. Section 21A.18.040 of the Zoning Code shall regulate the process for determining the reduction in parking. |
|---|--------------|---|

O. T3: Parking Options

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|---|--|---|
| 1 | Parking Options (refer to Section C for allowed parking locations) | To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, or dedicated surface parking area. |
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P. T3: Parking Access

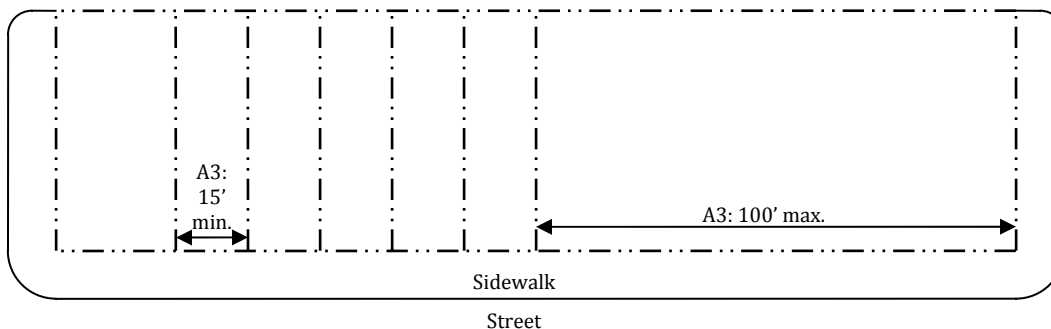
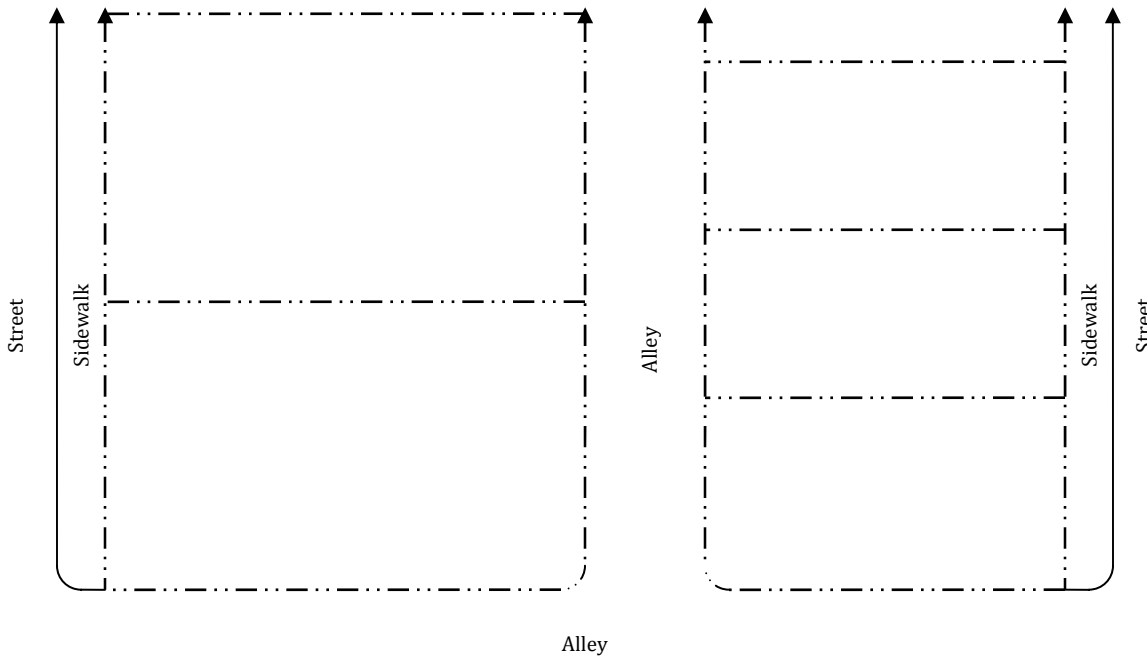
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| 1 | Alleys | Alleys are encouraged (but not required) to provide access to parking areas and to minimize driveway curb cuts along streets. If an alley is provided, driveway access from the street is prohibited. |
| 2 | Driveways | Driveways within the front setback shall not exceed a width of 10'. Driveways within the external side setback shall not exceed a width of 20'. |



7. T4 STANDARDS

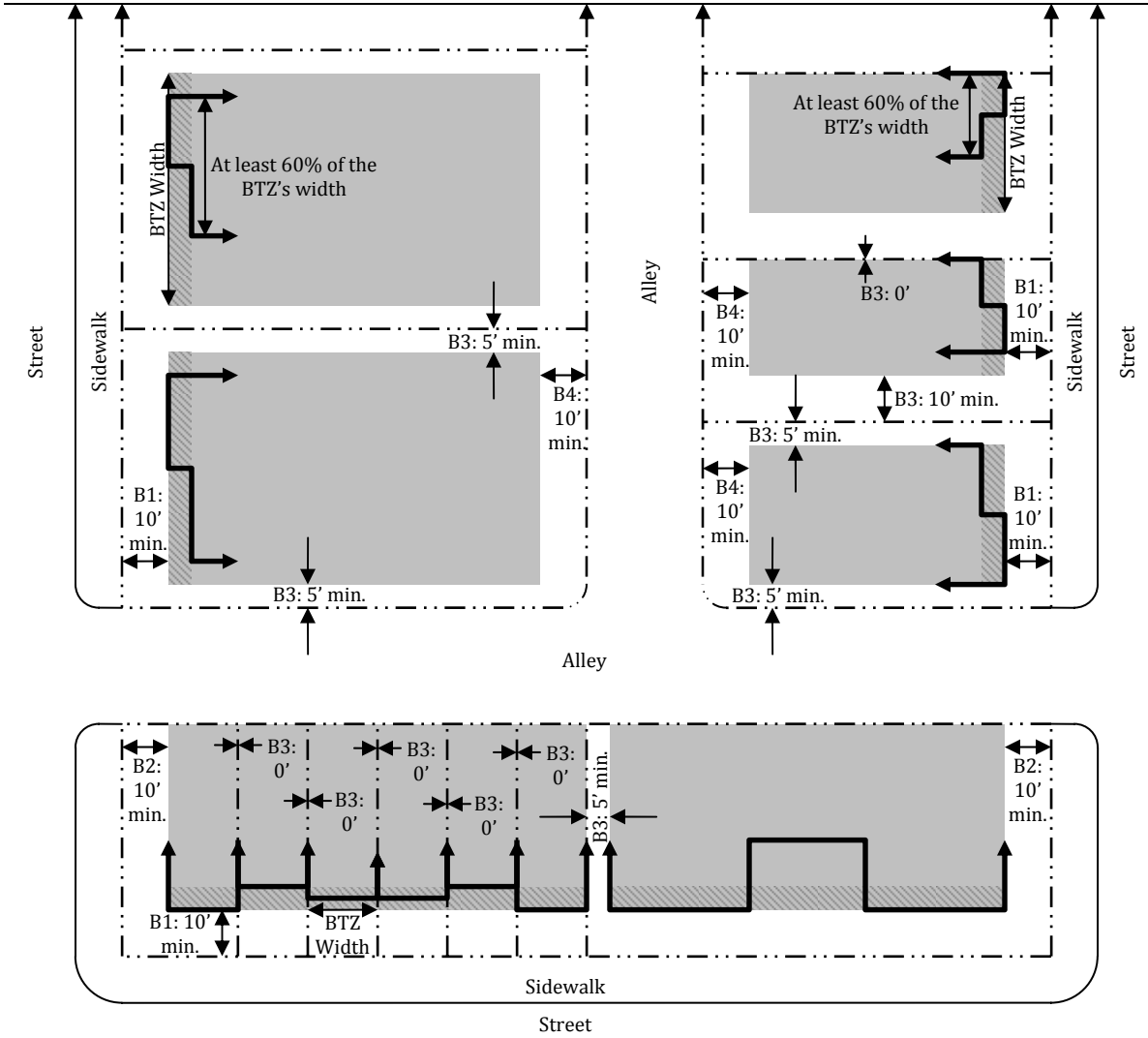
A. T4: Block and Lot Standards

1	Maximum Block Size	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs to adjacent properties shall be provided to allow for the future completion of the block (which would be provided on the adjacent property).
2	Gross Residential Density	12 to 24 units per acre by right and up to 36 units per acre with the use of Residential Density Incentives and/or TDRs (refer to chapters 21A.34 and 21A.37 of the Zoning Code). Accessory units are excluded from this calculation.
3	Lot Width	15' minimum to 100' maximum (as measured along the front property line)
4	Impervious Surfaces	No more than 80% of the site shall consist of impervious surfaces.
5	Tree Preservation	10% of all protected trees (see Section 8: Definitions) shall be retained on site. When the required number of protected trees cannot be retained, new trees, with a 2" caliper or greater, shall be planted. The replacement rate shall be 12 caliper inches of new trees to replace each protected tree removed.



B. T4: Placement of Primary Building

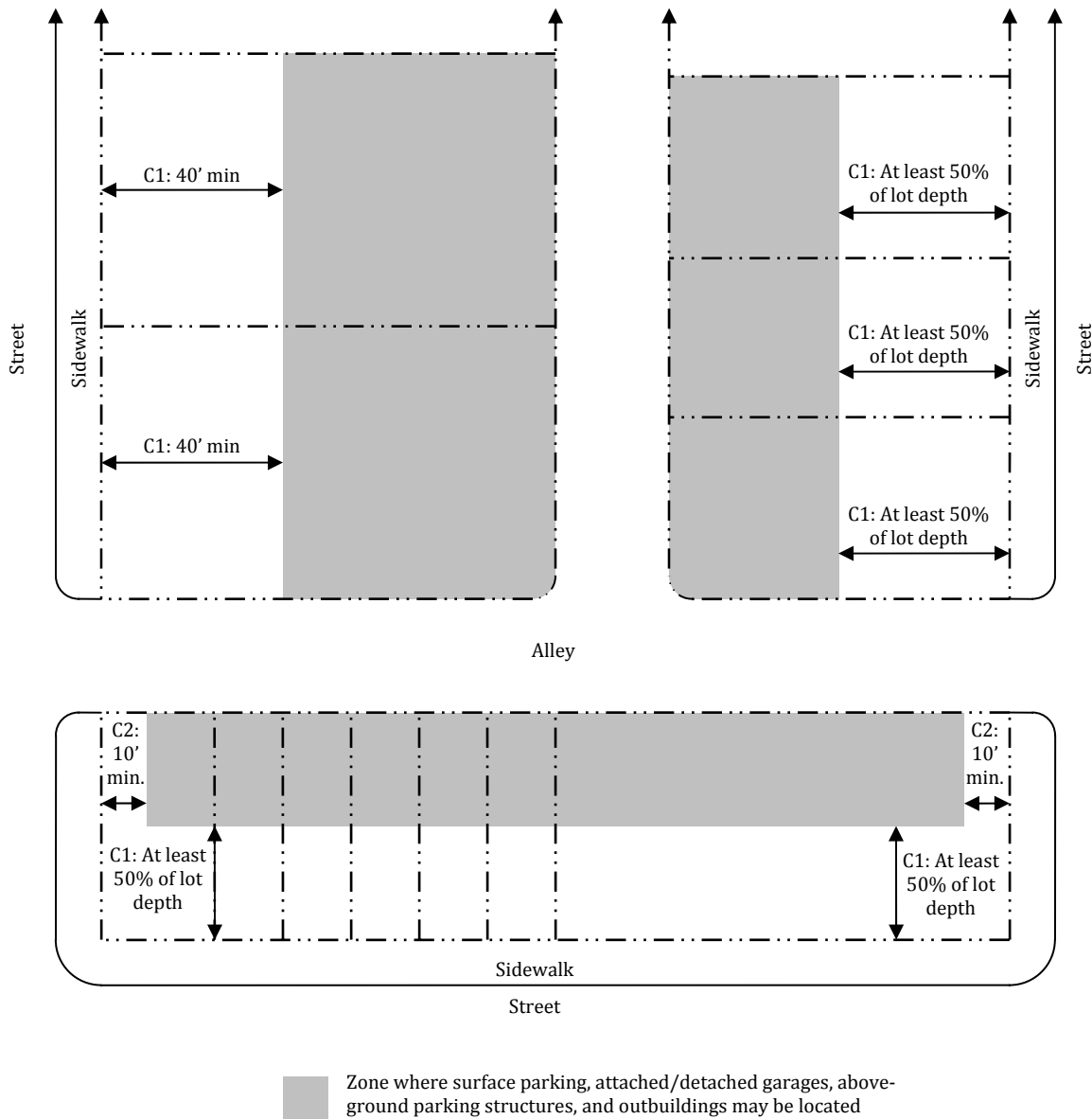
1	Front Setback	10' minimum
2	External Side Setback	10' minimum
3	Internal Side Setback	5' minimum for lots with two side yards, 0' and 10' minimum for lots with one side yard, and 0' for building with no side yards. All lots that have a width greater than 50' shall have two side yards.
4	Rear Setback	10' minimum. A setback is not required for segments of the building that are occupied by a garage.
5	Build-to-Zone (BTZ)	The BTZ is the area that is within 10' to 15' of the front property line, excluding side setbacks.
6	BTZ Buildout	At least 60% of the BTZ's width shall be occupied by front facade of the primary building



Zone where the primary building may be located
 Build-to-Zone
 Example Building Facade

C. T4: Placement of Surface Parking, Attached/Detached Garages, Parking Structures, and Outbuildings

1	Front Setback	40' minimum or at least 50% of the lot depth, whichever is less.
2	External Side Setback	10' minimum
3	Internal Side Setback	A setback is not required
4	Rear Setback	A setback is not required
5	Exceptions	Setbacks for podium and underground parking levels may have the same setbacks as the building.

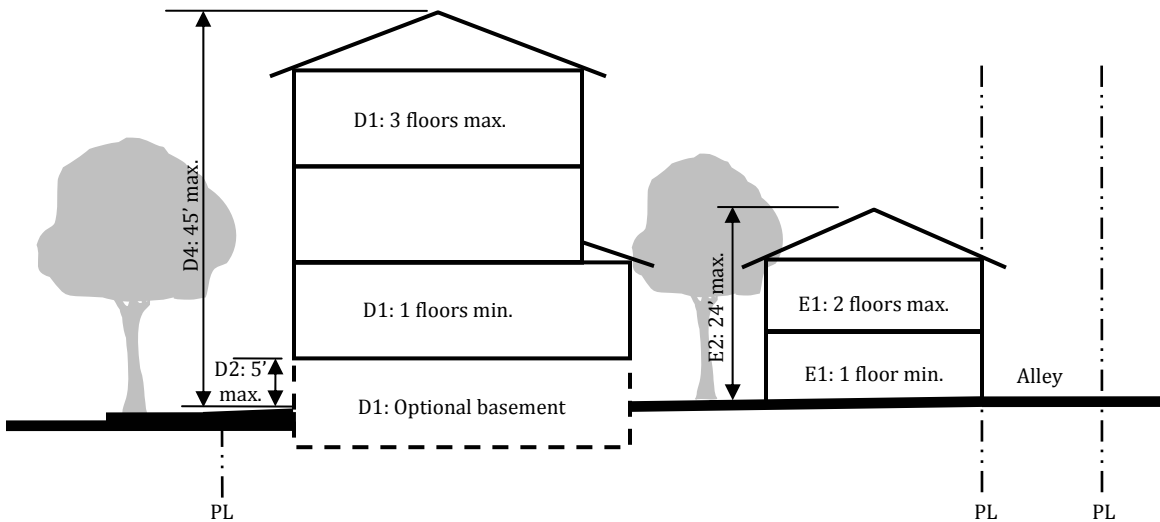


D. T4: Building Design (Primary Building)

1	Number of Floors	1 to 3 floors plus an optional basement.
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
3	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 15'.
4	Maximum Height	45' maximum as measured from the average grade of the site along the front facade of the building.
5	Energy Efficiency Requirements	For residential buildings, the building should be designed and built to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes or Multifamily Homes. For commercial and mixed-use buildings, the building should be designed to earn the ENERGY STAR rating by achieving a rating of 75 or higher using the EPA Energy Target Finder tool.

E. T4: Building Design (Detached Garage and Outbuilding)

1	Number of Floors	1 to 2 floors
2	Maximum Height	24' maximum as measured from the average grade of the site along the front facade of the building.



F. T4: Frontage Elements (Primary Building)

1	Entrance and Frontage	The primary entrance shall be located on the front facade. The entrance shall be located within a portico, porch, stoop, storefront, terrace/lightwell, or forecourt frontage
2	Windows	At least 50% of the surface area of ground floor front and external side facades with storefronts shall be occupied by windows. At least 20% of the surface area of all other front and external side facades shall be occupied by windows.

G. T4: Allowed Encroachments into Setbacks (Primary Building)

1	Porch	Porches may encroach into front and external side setbacks by 6’.
2	Portico	Porticos may encroach into front and external side setbacks by 6’.
3	Stoops	Stoops may encroach into front and external side setbacks by 6’.
4	Balconies	Balconies may project into front and external side setbacks by 6’.
5	Bay Windows	Bay windows may project into all front and external side setbacks by 3’.
6	Window Shades	Window shades (horizontal and vertical) may project into all setbacks by 3’.
7	Roofs	Roofs may project into all setbacks by 3’.
8	Chimneys	Chimneys may project into rear, internal side, and external side setbacks by 2’. Chimneys are prohibited on the front facade.
9	Storefront Awnings	Storefront awning may project into front and external side setbacks by up to 6’.

Notes

1	Standards for private frontages are provided in Section 7.2.C
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H. T4: Yards

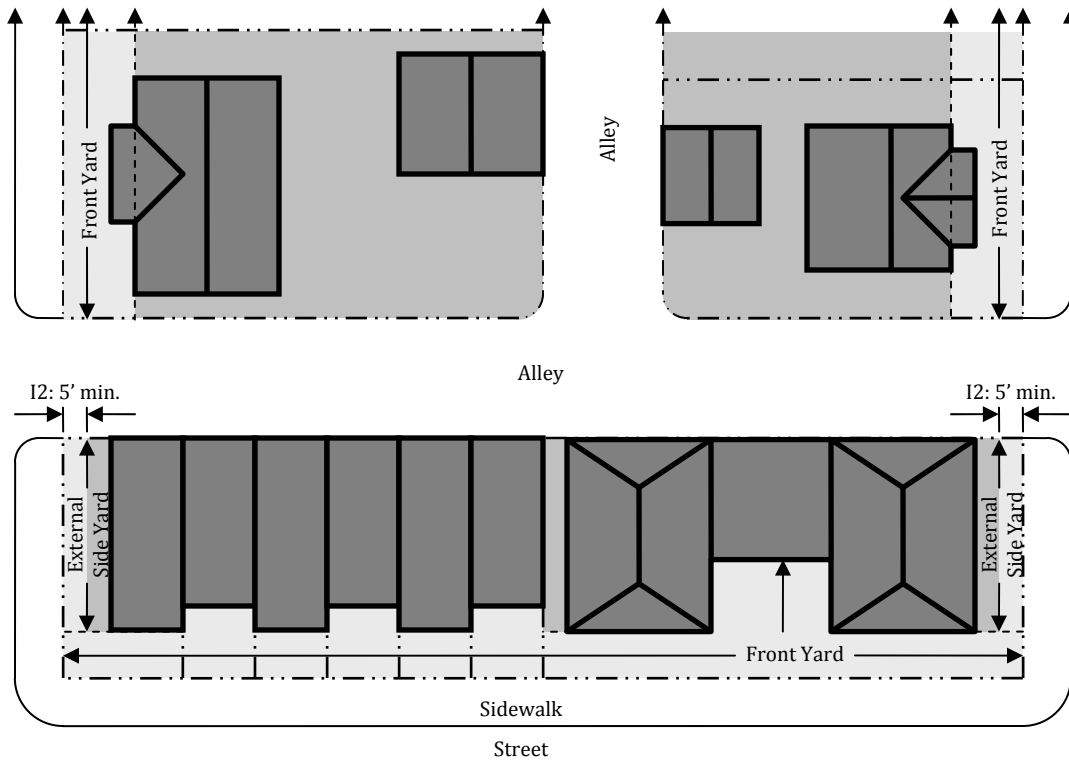
1	Landscaping Options	Yards shall be landscaped. With the exception of driveways, walkways, and patio space (only allowed in yards adjacent to commercial uses), paved surfaces are prohibited in front and external side yards.
2	Landscaping Requirements	Landscaping shall be provided in accordance with Chapter 21A.16 of the Zoning Code, excluding Section 21A.16.070.
3	Wildlife Habitat	Not applicable
4	Stormwater Management	All properties shall be designed with stormwater management facilities in compliance with the King County Surface Water Design Manual.
5	Food Production	Vegetable gardens, community gardens, and green roofs are encouraged.
6	Yard or Outdoor Lighting	<p>Ensure that any outdoor lighting minimizes light pollution, in order to reduce development impact on nocturnal environments and wildlife, and increase night sky visibility for people. Minimize light trespass from the site by using only lighting fixtures that are fully shielded with cutoff devices, such that all light is directed downward. Exterior light fixtures with very low light levels, such as solar powered lights, are exempt from this.</p> <p>The T4 zone should have electric lighting preferably controlled with dimmers, time switch, or motion sensors. For non-residential uses, a lighting curfew of 10:00 pm or close of business, whichever is later, is recommended.</p>

I. T4: Fences, Walls, and Hedges (excluding retaining walls)

1	Front Yard Fences	Fences, walls, and hedges within the front yard shall be limited to a height of 40".
2	External Side Yard Fences	Fences, walls, and hedges that are within 5' of the external side property line shall be limited to a height of 40". If the fence, wall, or hedge is setback at least 5' from the external side property line, the maximum height shall be limited to a height of 72".
3	Internal Side Yards and Rear Yard Fences	Fences, walls, or hedges within rear and internal side yards shall be limited to a height of 72".

J. T4: Garbage, Recycle, and Compost Storage

1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that is at least 60" tall.
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I1: Walls, fences, and hedges with a maximum height of 40" are allowed.

I2 and I3: Walls, fences, and hedges with a maximum height of 72" are allowed.

K. T4: Building and Property Uses

1	Residential	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Single Family (attached and detached): One Primary Unit and one optional Accessory Unit per lot • Multifamily Residential Units: If more than 10 units are provided, at least 10% of the units shall be classified as affordable (see Article 8: Definitions). • Home Occupation (per the requirements of Section 21A.30 of the Zoning Code) • Dormitory • Senior Citizen Assisted Housing <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Home Industry (per the requirements of Section 21A.30 of the Zoning Code) • Community Residential Facility I • Community Residential Facility II • Bed and Breakfast (5 rooms maximum) • Hotel/Motel
2	Recreational/Cultural	<p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Sports Club/Fitness Center • Library • Museum • Arboretum
3	General Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • General Personal Services • Funeral Home • Appliance/Equipment Repair • Medical or Dental Office/Outpatient Clinic • Medical or Dental Lab • Day Care I • Day Care II • Veterinary Clinic • Social Services • Animal Specialty Services • Artist Studios • Nursing and Personal Care Facilities <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Kennel • Theater (Movie or Live Performance) • Religious Use

K. T4: Building and Property Uses (Continued)

4	Government/Business Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • General Business Service • Professional Office <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Public Agency or Utility Office • Police Substation • Fire Station • Utility Facility • Self Service Storage
5	Retail/Wholesale	<p>The following uses are allowed by right on the ground floor of buildings:</p> <ul style="list-style-type: none"> • Food Store • Drug Store/Pharmacy • Retail Store: includes florist, book store, apparel and accessories store, furniture/home furnishings store, antique/recycled goods store, sporting goods store, video store, art supply store, hobby store, jewelry store, toy store, game store, photo store, electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-only retail) • Eating and Drinking Places (with a maximum seating capacity of 40) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Liquor Store or Retail Store Selling Alcohol • Hardware/Building Supply Store • Nursery/Garden Center • Department Store • Auto Dealers (indoor sales rooms only)
6	Manufacturing	<p>Manufacturing uses (excluding Home Industry Uses permitted per the requirements of Section 21A.30 of the Zoning Code) are prohibited.</p>
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops (within rear/internal side yards or roof gardens, and with organic methods only) • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Wind turbines
8	Regional	<p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Communication Facility

L. T4: On-Site Parking Requirements (Minimum)¹

1	Residential	Residential Units: 1.5 spaces per Unit Accessory Unit: 1 space per Unit Bed and Breakfast/Hotel/Motel/: 1 space per rented and owner-occupied bedroom Dormitory: 1 per 2 bedrooms Senior Citizen Assisted Housing: 1 per two residents Community Residential Facility I: 1 per two residents Community Residential Facility II: 1 per two residents
2	Recreational/Cultural	As required by the Director
3	General Services	1 space per 300 square feet
4	Government/Business Services	1 space per 300 square feet of office, plus 0.9 spaces per 1,000 square feet of indoor storage
5	Retail/Wholesale	1 space per 300 square feet
6	Manufacturing	Not applicable
7	Resource	As required by the Director
8	Regional	As required by the Director

M. T4: Parking Lot Landscaping

1	Trees	1 tree shall be provided for every 4 parking spaces within the surface parking area. Trees may be located in planters or tree wells.
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Notes

¹ If the parking requirements result in a fraction, the number of parking spaces shall be rounded to the nearest whole number with fraction of 0.50 or greater rounding up and fractions below 0.50 rounding down.

N. T4: Shared Parking

- 1 Requirements The amount of parking may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed. Section 21A.18.040 of the Zoning Code shall regulate the process for determining the reduction in parking.

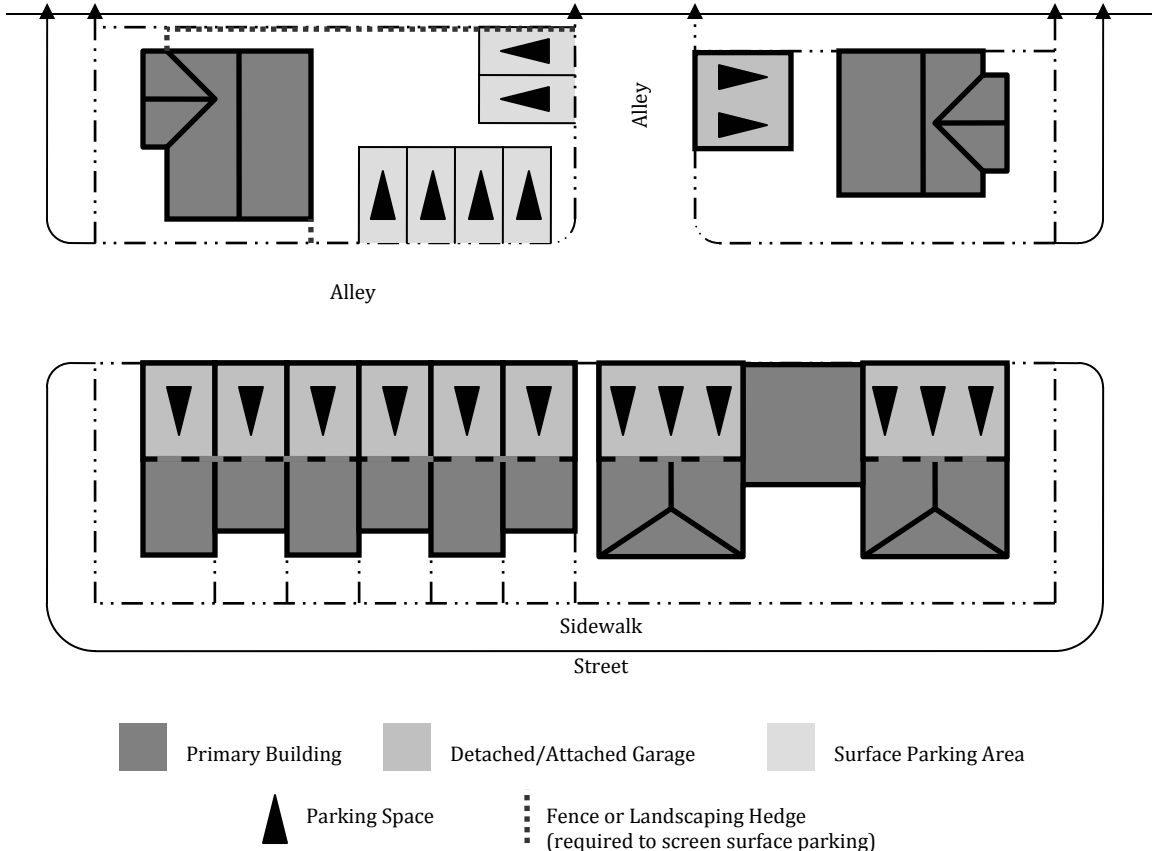
O. T4: Parking Options

- 1 Parking Options (refer to Section C for allowed parking locations) To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, parking structure, or surface parking lot. Parking for non-residential uses may also be provided off-site in a public parking lot or structure if a parking management district is formed for the area. Dedicated surface parking areas shall be partially screened from views from streets by a wall, fence, or hedge that is at least 40" tall.

P. T4: Parking Access

- 1 Alleys Alleys are required for projects that create new blocks to provide access to parking areas and to minimize driveway curb cuts along streets. Alleys are encouraged (but not required) for projects on existing blocks to provide access to parking areas. Driveway access from the street is only allowed on lots where an alley cannot be provided.

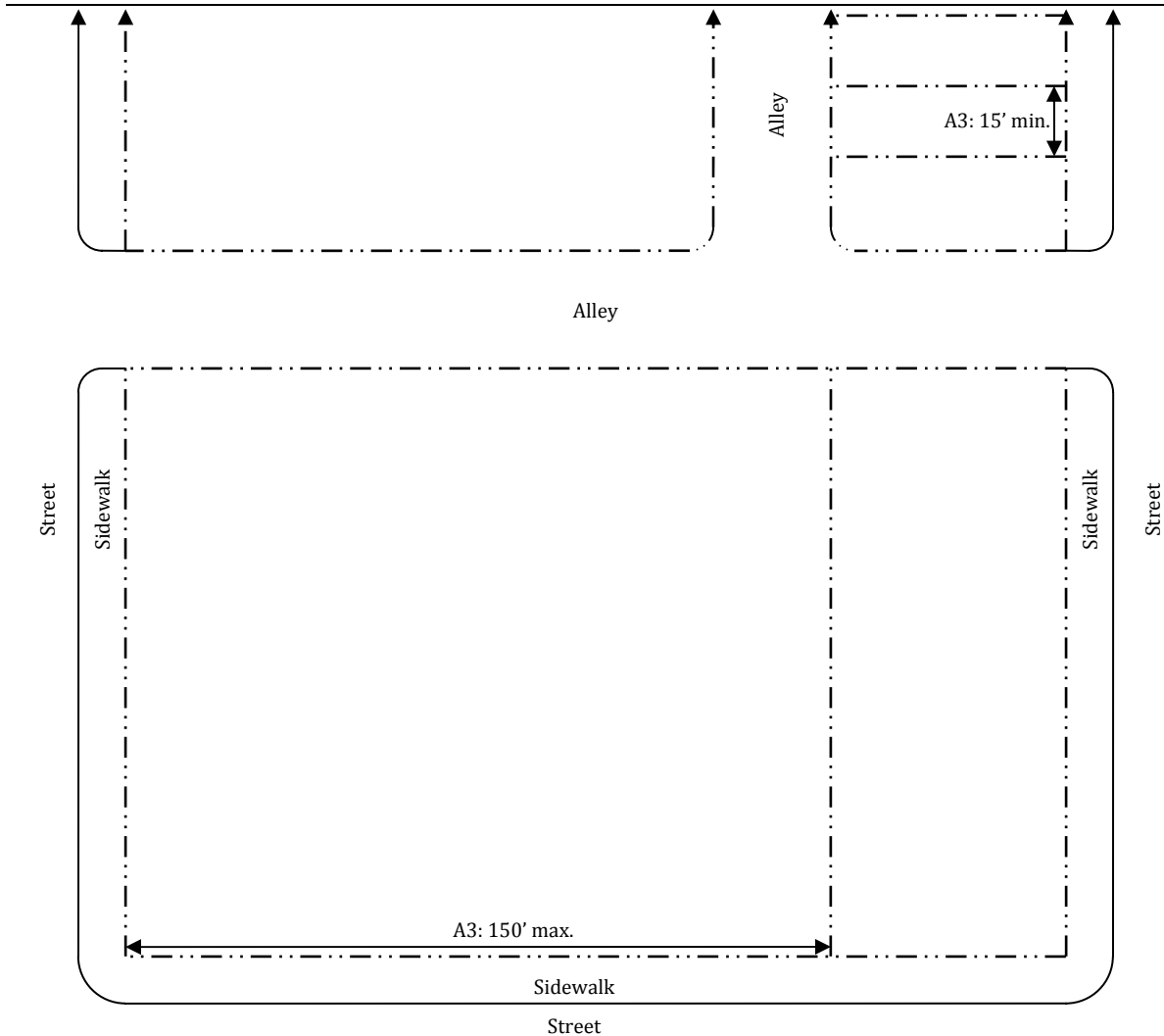
- 2 Driveways Driveways shall not exceed a width of 20' within the front setback or external side setback.



8. T5 STANDARDS

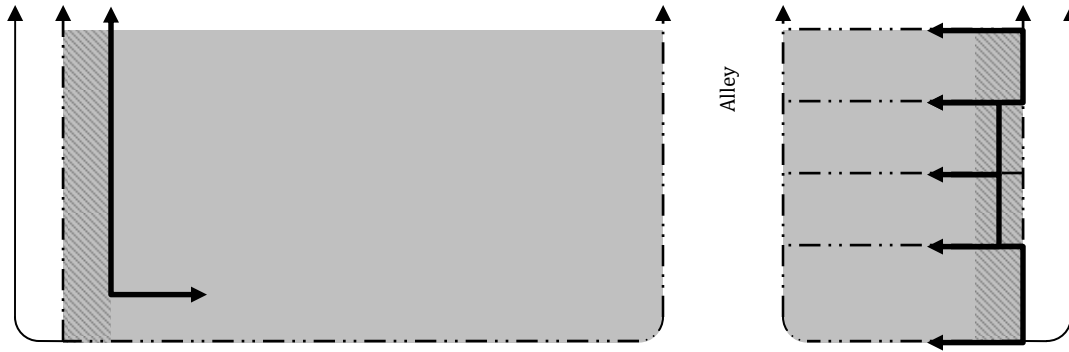
A. T5: Block and Lot Standards

1	Maximum Block Size	All new subdivisions shall require the construction of new streets that create blocks with a maximum perimeter of 2,000 linear feet. When a full block cannot be constructed, street stubs to adjacent properties shall be provided to allow for the future completion of the block (which would be provided on the adjacent property).
2	Density	Up to 36 units per acre by right and up to 54 units per acre with the use of Residential Density Incentives and/or TDRs (refer to chapters 21A.34 and 21A.37 of the Zoning Code). Accessory units are excluded from this calculation.
3	Lot Width	15' minimum and 150' maximum
4	Impervious Surfaces	No more than 90% of the site shall consist of impervious surfaces.
5	Tree Preservation	5% of all protected trees (see Section 8: Definitions) shall be retained on site. When the required number of protected trees cannot be retained, new trees, with a 2" caliper or greater, shall be planted. The replacement rate shall be 12 caliper inches of new trees to replace each protected tree removed.

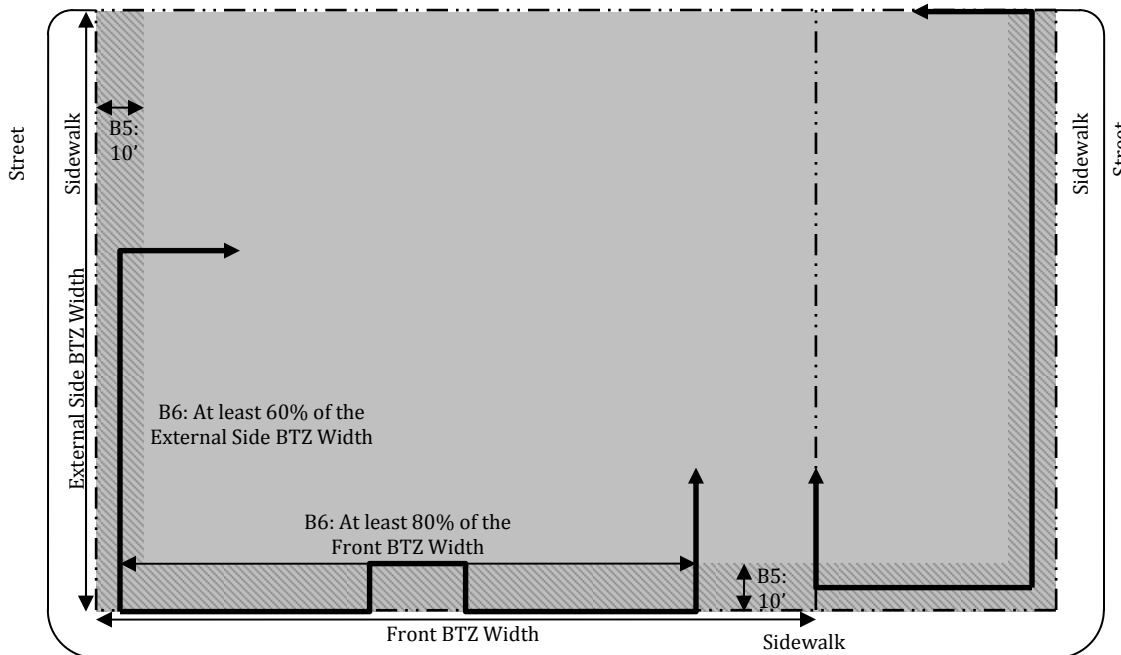


B. T5: Placement of Primary Building

1	Front Setback	A setback is not required
2	External Side Setback	A setback is not required
3	Internal Side Setback	A setback is not required
4	Rear Setback	A setback is not required
5	Build-to-Zone (BTZ)	The front BTZ is the area that is within 10' of the front property line. The external side BTZ is the area that is within 10' of the external side property line.
6	BTZ Buildout	At least 80% of the front BTZ's width and 60% of the external side BTZ's width shall be occupied by facades.



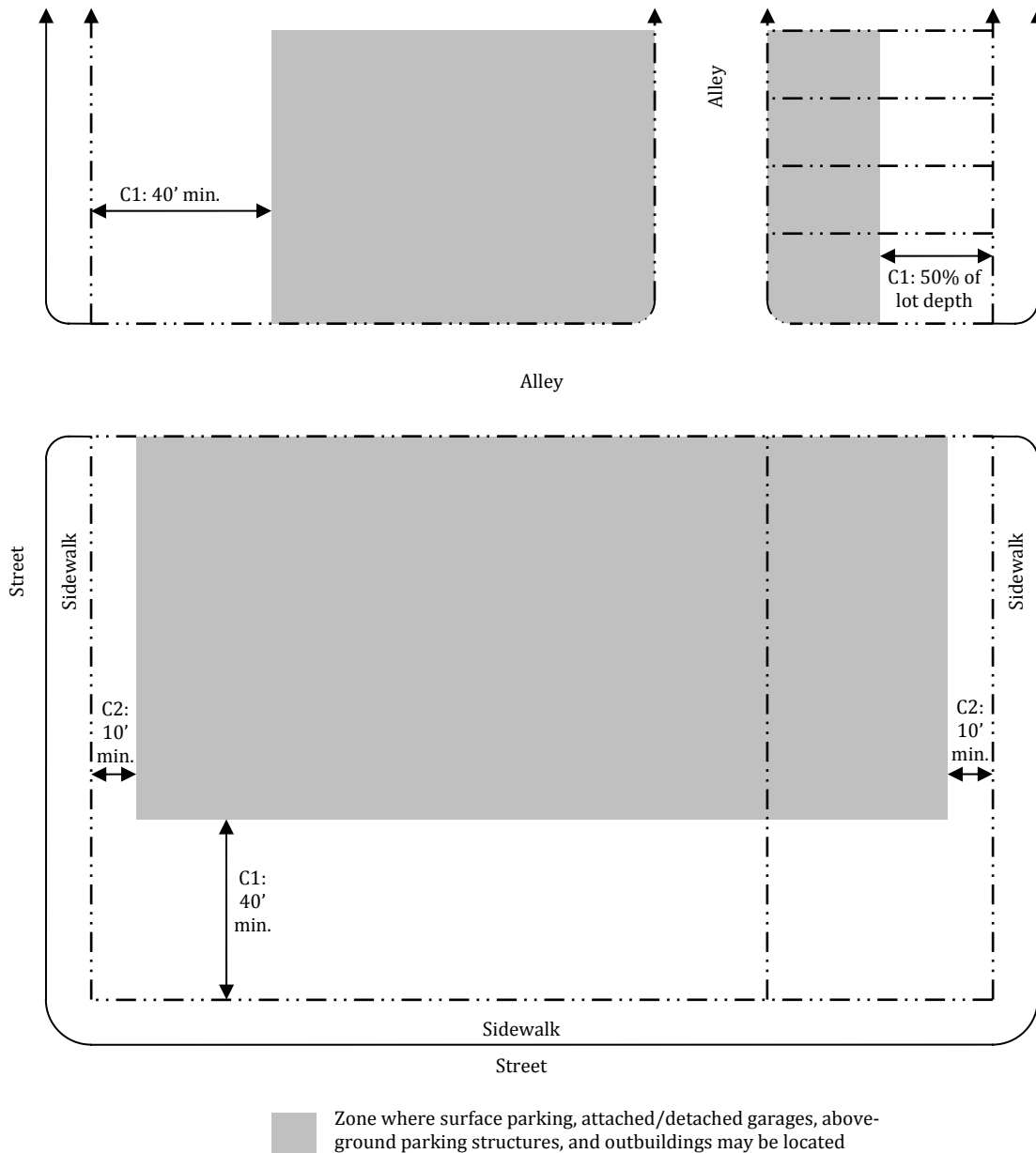
Alley



Buildable Area: Primary Building
 Build-to-Zone
 Example Building Facade

C. T5: Placement of Surface Parking, Attached/Detached Garages, Parking Structures, and Outbuildings

1	Front Setback	40' minimum or at least 50% of the lot depth, whichever is less.
2	External Side Setback	10' minimum
3	Internal Side Setback	A setback is not required
4	Rear Setback	A setback is not required
5	Exceptions	Setbacks for podium and underground parking levels may have the same setbacks as the building.

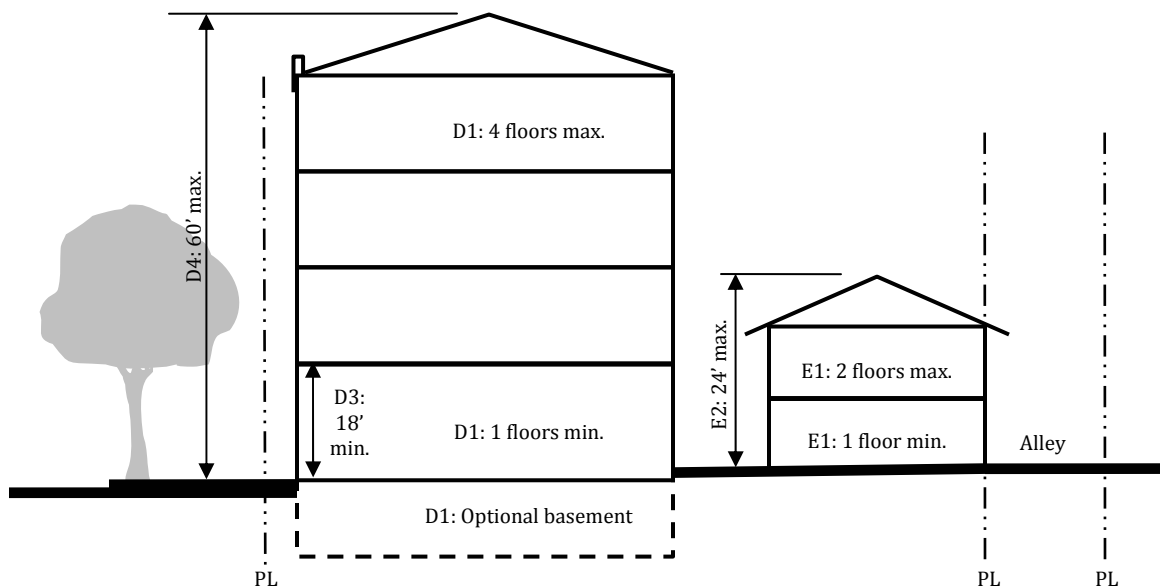


D. T5: Building Design (Primary Building)

1	Number of Floors	2 to 4 floors plus an optional basement by right, and up to 6 floors with the use of Residential Density Incentives and/or Transfer of Development Rights (refer to chapters 21A.34 and 21A.37 of the Zoning Code).
2	Ground Floor Elevation	The elevation of the ground floor may be elevated a maximum of 5' above the average grade of the site along the front facade of the building. If the ground floor is designed to accommodate non-residential uses, the elevation of the ground floor should be placed near the elevation of the sidewalk to minimize the need for stairs and ADA ramps.
3	Ground Floor Height	If the ground floor is designed to accommodate non-residential space, the height of the ceiling (as measured from floor plate to floor plate) shall be at least 18'.
4	Maximum Height	75' maximum as measured from the average grade of the site along the front facade of the building.
5	Energy Efficiency Requirements	For residential buildings, the building should be designed and built to meet the Northwest ENERGY STAR Homes Certification Requirements for Single Family Homes or Multifamily Homes. For commercial and mixed-use buildings, the building should be designed to earn the ENERGY STAR rating by achieving a rating of 75 or higher using the EPA Energy Target Finder tool.

E. T5: Building Design (Detached Garage and Outbuilding)

1	Number of Floors	1 to 2 floors
2	Maximum Height	24' maximum as measured from the average grade of the site along the rear facade of the building.



F. T5: Frontage Elements (Primary Building)¹

1	Entrance and Frontage	The primary entrance shall be located on the front facade. The entrance shall be located within a stoop, storefront, terrace/lightwell, gallery, or forecourt frontage
2	Windows	At least 50% of the surface area of ground floor front and external side facades with storefronts shall be occupied by windows. At least 20% of the surface area of all other front and external side facades shall be occupied by windows.

G. T5: Allowed Encroachments into Setbacks (Primary Building)

1	Porch	Porches may encroach into front and external side setbacks by 6’.
2	Stoops	Stoops may encroach into front and external side setbacks by 6’.
3	Balconies	Balconies may project into front and external side setbacks by 6’. Balconies may project over public sidewalks if at least 12’ of vertical clearance is provided between the lowest point of the balcony and the sidewalk.
4	Bay Windows	Bay windows may project into all front and external side setbacks by 3’. Bay windows may project over public sidewalks if at least 12’ of vertical clearance is provided between the lowest point of the bay window and the sidewalk.
5	Window Shades	Window shades (horizontal and vertical) may project into all setbacks by 3’. Window shades may project over public sidewalks if at least 8’ of vertical clearance is provided between the lowest point of the window shade and the sidewalk.
6	Roofs	Roofs may project into all setbacks by 3’.
7	Chimneys	Chimneys may project into rear, internal side, and external side setbacks by 2’. Chimneys are prohibited on the front facade.
8	Storefront Awnings	Storefront awnings may project into front and external side setbacks by up to 6’. Awnings may project over public sidewalks if at least 8’ of vertical clearance is provided between the lowest point of the awning and the sidewalk.
9	Galleries	Galleries may project into front and external side setbacks. Galleries may project over public sidewalks with the approval of the Director if at least 12’ of vertical clearance is provided between the lowest point of the gallery and the sidewalk and the outside edges of the posts or columns of the gallery are at least 2’ from the curb face.

Notes

¹ Standards for private frontages are provided in Section 7.2.C

H. T5: Yards

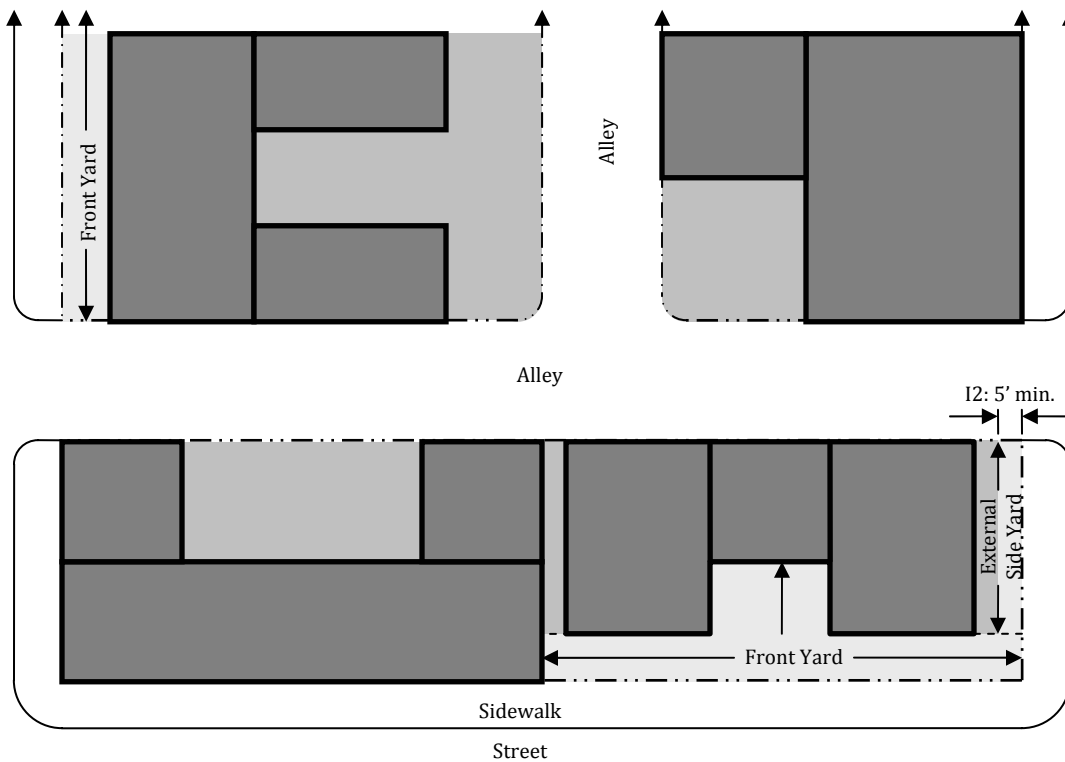
1	Landscaping Options	Yards shall be landscaped. With the exception of driveways, walkways, and patio space (only allowed in yards adjacent to commercial uses), paved surfaces are prohibited in front and external side yards.
2	Landscaping Requirements	Landscaping shall be provided in accordance with Chapter 21A.16 of the Zoning Code, excluding Section 21A.16.070.
3	Wildlife Habitat	Not applicable
4	Stormwater Management	All properties shall be designed with stormwater management facilities in compliance with the King County Surface Water Design Manual.
5	Production	Vegetable gardens, community gardens, and green roofs are encouraged.
6	Yard or Outdoor Lighting	<p>Ensure that any outdoor lighting minimizes light pollution, in order to reduce development impact on nocturnal environments and wildlife, and increase night sky visibility for people. Minimize light trespass from the site by using only lighting fixtures that are fully shielded with cutoff devices, such that all light is directed downward. Exterior light fixtures with very low light levels, such as solar powered lights, are exempt from this.</p> <p>For non-residential uses, the T5 zone should have a lighting curfew of 12:00 am or close of business, whichever is later, is recommended.</p>

I. T5: Fences, Walls, and Hedges (excluding retaining walls)

1	Front Yard Fences	Fences, walls, and hedges within the front yard shall be limited to a height of 40".
2	External Side Yard Fences	Fences, walls, and hedges that are within 5' of the external side property line shall be limited to a height of 40". If the fence, wall, or hedge is setback at least 5' from the external side property line, the maximum height shall be limited to a height of 72".
3	Internal Side Yards and Rear Yard Fences	Fences, walls, or hedges within rear and internal side yards shall be limited to a height of 72".

J. T5: Garbage, Recycle, and Compost Storage

1	Allowed Locations	Garbage, recycle, and compost receptacles shall be stored within a garage, an outbuilding, or a rear or side yard that is enclosed by a wall or fence that is at least 60" tall.
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I1: Walls, fences, and hedges with a maximum height of 40" are allowed.

I2 and I3: Walls, fences, and hedges with a maximum height of 72" are allowed.

K. T5: Building and Property Uses

1 Residential

The following uses are allowed by right:

- Single Family (attached): One Primary Unit and one optional Accessory Unit per lot
- Multifamily Residential Units. If more than 10 units are provided, at least 10% of the units shall be classified as affordable (see Article 8: Definitions).
- One Accessory Unit per Lot
- Home Occupation (per the requirements of Section 21A.30 of the Zoning Code)
- Dormitory
- Senior Citizen Assisted Housing

The following uses are permitted with a conditional use permit:

- Home Industry (per the requirements of Section 21A.30 of the Zoning Code)
- Community Residential Facility I
- Community Residential Facility II
- Bed and Breakfast (5 rooms maximum)
- Hotel/Motel

2 Recreational/Cultural

The following uses are permitted by right:

- Sports Club/Fitness Center
- Library
- Museum
- Arboretum
- Bowling Center
- Amusement/Recreation Services/Arcades (Indoor)

3 General Services

The following uses are allowed by right:

- General Personal Services
- Funeral Home
- Appliance/Equipment Repair
- Medical or Dental Office/Outpatient Clinic
- Medical or Dental Lab
- Day Care I
- Day Care II
- Veterinary Clinic
- Social Services
- Animal Specialty Services
- Artist Studios
- Nursing and Personal Care Facilities

The following uses are permitted with a conditional use permit:

- Kennel
- Theater (Movie or Live Performance)
- Religious Use

K. T5: Building and Property Uses (Continued)

4	Government/Business Services	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • General Business Service • Professional Office <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Public Agency or Utility Office • Police Substation • Fire Station • Utility Facility • Self Service Storage
5	Retail/Wholesale	<p>The following uses are allowed by right on the ground floor of buildings:</p> <ul style="list-style-type: none"> • Food Store • Drug Store/Pharmacy • Retail Store: includes florist, book store, apparel and accessories store, furniture/home furnishings store, antique/recycled goods store, sporting goods store, video store, art supply store, hobby store, jewelry store, toy store, game store, photo store, electronic/appliance store, fabric shops, pet shops, and other retail stores (excluding adult-only retail) • Eating and Drinking Places <p>The following uses are permitted with a conditional use permit:</p> <ul style="list-style-type: none"> • Liquor Store or Retail Store Selling Alcohol • Hardware/Building Supply Store • Nursery/Garden Center • Department Store • Auto Dealers (indoor sales rooms only)
6	Manufacturing	<p>Manufacturing uses (excluding Home Industry Uses permitted per the requirements of Section 21A.30 of the Zoning Code) are prohibited.</p>
7	Resource	<p>The following uses are allowed by right:</p> <ul style="list-style-type: none"> • Solar photovoltaic/solar thermal energy systems • Private stormwater management facilities • Growing and Harvesting Crops (within rear/internal side yards or roof gardens, and with organic methods only) • Raising Livestock and Small Animals (per the requirements of Section 21A.30 of the Zoning Code) <p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Wind Turbines
8	Regional	<p>The following uses are permitted with a special use permit:</p> <ul style="list-style-type: none"> • Communication Facility

L. T5: On-Site Parking Requirements (Minimum)¹

1	Residential	Residential Units: 1.5 spaces per Unit Accessory Unit: 1 space per Unit Bed and Breakfast/Hotel/Motel/: 1 space per rented and owner-occupied bedroom Dormitory: 1 per 2 bedrooms Senior Citizen Assisted Housing: 1 per two residents Community Residential Facility I: 1 per two residents Community Residential Facility II: 1 per two residents
2	Recreational/Cultural	As required by the Director
3	General Services	1 space per 300 square feet
4	Government/Business Services	1 space per 300 square feet of office, plus 0.9 spaces per 1,000 square feet of indoor storage
5	Retail/Wholesale	1 space per 300 square feet
6	Manufacturing	Not applicable
7	Resource	As required by the Director
8	Regional	As required by the Director

M. T5: Parking Lot Landscaping

1	Trees	1 tree shall be provided for every 4 parking spaces within the surface parking area. Trees may be located in planters or tree wells.
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Notes

¹ If the parking requirements result in a fraction, the number of parking spaces shall be rounded to the nearest whole number with fraction of 0.50 or greater rounding up and fractions below 0.50 rounding down.

N. T5: Shared Parking

- 1 Requirements The amount of parking may be reduced by an amount determined by the Director when shared parking facilities for two or more uses are proposed. Section 21A.18.040 of the Zoning Code shall regulate the process for determining the reduction in parking.

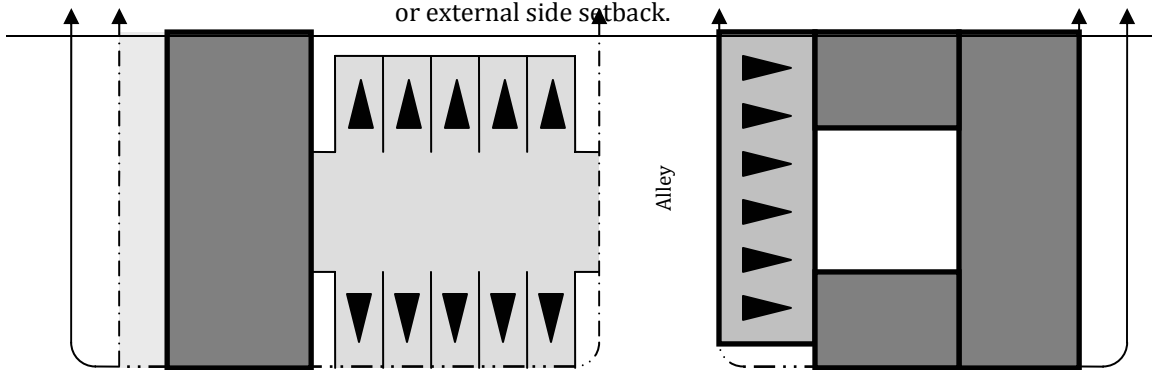
O. T5: Parking Options

- 1 Parking Options (refer to Section C for allowed parking locations) To reduce development costs, parking garages are not required. Parking may be provided within an attached garage, detached garage, parking structure, or surface parking lot. Parking for non-residential uses may also be provided off-site in a public parking lot or structure if a parking management district is formed for the area. Dedicated surface parking areas shall be partially screened from views from streets by a wall, fence, or hedge that is at least 40" tall.

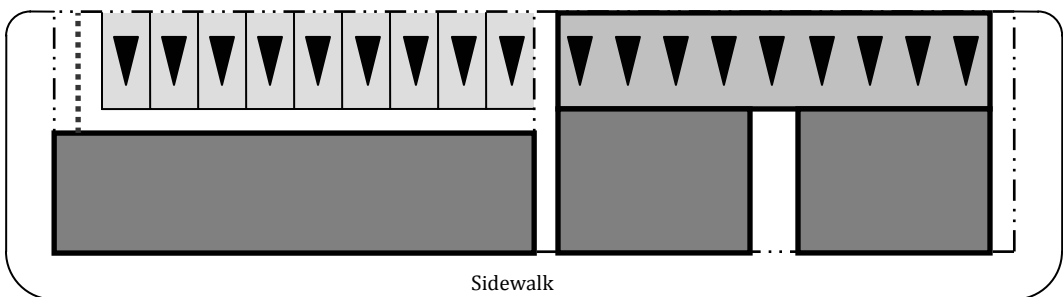
P. T5: Parking Access

- 1 Alleys Alleys are required for projects that create new blocks to provide access to parking areas and to minimize driveway curb cuts along streets. Alleys are encouraged (but not required) for projects on existing blocks to provide access to parking areas. Driveway access from the street is only allowed on lots where an alley cannot be provided.

- 2 Driveways Driveways shall not exceed a width of 20' within the front setback or external side setback.



Alley



Sidewalk

Street

Primary Building
 Detached/Attached Garage
 Surface Parking Area

Parking Space
 Fence or Landscaping Hedge (required to screen surface parking)

9. CIVIC STANDARDS

A. Introduction

Civic buildings are buildings operated by not-for-profit organizations (including governmental organizations) that are dedicated to arts, culture, education, recreation, government, transit, and or for use approved by the legislative body. The above uses with a religious foundation are not considered civic buildings.

B. Standards

The following standards apply to civic buildings:

1. Civic buildings should be architecturally distinctive, designed appropriately for their function, and designed with an outdoor gathering spaces
2. Civic buildings may be located within civic spaces.
3. Civic buildings shall not be subject to the standards of this article (Building Standards). The particulars of their design shall be determined by warrant and as required by the Director.
4. Within new communities, civic buildings shall be provided as necessary to serve the added population and as required by the Director.
5. Civic buildings shall be designed to earn the ENERGY STAR rating by achieving a rating of 75 or higher using the EPA Energy Target Finder tool.

10. HISTORIC BUILDING STANDARDS

A. Introduction

Historic buildings are structures that are listed on the National Register of Historic Places, the Washington State Heritage Register, and/or the Washington State Heritage Barn Register.

B. Standards

The following standards apply to historic buildings:

1. Uses for historic buildings and properties shall be determined by warrant.
2. Alterations and additions to historic buildings shall comply with the Secretary of the Interior's Standards for Rehabilitation.
3. Alterations and additions to historic buildings shall require environmental review in compliance with the State Environmental Policy Act (SEPA).

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