



**STAFF REPORT
TO THE
PLANNING COMMISSION**

Meeting Date:	24 August 2017
File Number:	L16-0080 Comprehensive Plan Amendment L16-0078 Zoning Map Revisions L16-0079 Zoning Code Revisions
Issue:	What changes in Land Use and Zoning should be made to implement the Comprehensive Plan for the Tukwila International Boulevard (TIB) Neighborhood?
Location:	TIB Study Area (see Attachment B)
Comprehensive Plan designations:	Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Neighborhood Commercial Center (NCC), Regional Commercial (RC), and Mixed Use Office (MUO)
Zone Designations:	Same as above
SEPA Determination:	Under review
Staff:	Moira Bradshaw and Lynn Miranda
Attachments:	A. 2017 Workprogram B. Existing TIB Comprehensive Plan and Zoning Map C. Existing Land Use Table for relevant zones D. Purpose and description of Proposed Zones E. Proposed TIB Comprehensive Plan and Zoning Map F. Existing Zoning Overlay Areas, Proposed Changes, and Areas for Discussion G. Working Draft Land Use Table

Background

A partnership was created with the Congress for New Urbanism (CNU) to outreach to the community on implementation of the recently updated Comprehensive Plan Goals and Policies for the TIB District. In February 2017, a three-day public workshop was held to develop, discuss and review ideas for implementation. In May 2017, a CNU report was issued with a summary of the workshop and its results. Susan Henderson of Placemakers presented the report at the May 1, 2017 City Council meeting (<https://youtu.be/4bSd9IbYKAk>). A hard copy of their report was distributed to the Planning Commission at the June 2017 meeting.

Two major actions were recommended by CNU: Revise the Street Design for TIB and Update the Zoning Code, which are discussed later in this report

Work Program

A work program is provided in Attachment A. Note that dates and tasks may change depending on the outcome of the Council's review of the traffic impact analysis that is being prepared (see Traffic Analysis section below). Because of the pending changes to land use regulations, City staff also drafted a moratorium ordinance and the City Council adopted it on July 17, 2017. The ordinance specifies that no new hotels, motels, extended stay facilities or auto-oriented commercial uses are allowed for 6 months. This gives the City the opportunity to draft and discuss with the community the options for what uses should be allowed but also under what conditions they should be allowed. When there is the possibility of a change in land use regulations, development may be rushed and lead to future non-conforming uses or structures. The public hearing on that ordinance is scheduled for September 5, 2017.

Public Outreach

Typical outreach events to review the draft Zoning Code and street design changes would include web updates, articles in the Tukwila Reporter, and mailings to the property owners and residents/businesses in the study area and within 500 feet to notify them of one or two open houses and the Planning Commission Public Hearing. Targeted outreach could also occur to reach some members of the community who may not speak English or are not culturally comfortable with these types of venues.

PC Public Hearing

Because of the complexity of the proposed changes - both in the street design and the Zoning Code - and because of staff workload, it is likely that the Planning Commission public hearing will occur towards the end of 2017.

Traffic Analysis

The City Council must approve any street redesign to TIB that would result in a transition from a street serving regional through-traffic at higher speeds to more of a "main street" with bicycle lanes and on-street parking. Prior to making this decision the Council requested information on potential traffic impacts associated with a decrease in the number of vehicle-travel lanes on TIB. They also agreed that the decision on the street's

design should proceed the changes in Zoning as street design has a direct impact on site plans for future redevelopment. By way of example, the Tukwila Village Building A was set back from the back of sidewalk in order for the developer to build an access drive behind the existing sidewalk that offers parallel parking in front of the building. This design put parking in front of retail and on a separate street, which is like the design currently in front of Appliance Distributors at 14639 TIB.

The traffic analysis is not yet complete, but staff saw August as an opportunity have a work session with the Planning Commission on potential revisions to the Zoning districts and uses that would implement CNU's concepts and the community's vision for the TIB area. The uses may need to change to more auto-oriented uses depending on the Council's final decision on street design.

Proposed Comprehensive Plan & Zoning Map and Land Use Zoning Code Revisions

The following are the major land use districts that currently occur in the study area. (Attachment B is the existing comprehensive plan and zoning map of the area and Attachment C is the existing Land Use table for the relevant zones):

- Regional Commercial (RC) - only occurs in the TIB neighborhood
- Neighborhood Commercial Center (NCC)
- High Density Residential (HDR)
- Mixed Use Office (MUO) - staff has identified the area along TIB to the north, along the valley wall, as a place where change should occur
- Medium Density Residential (MDR) – there are small pockets of MDR throughout the study area
- Low Density Residential (LDR) – bulk of the remaining area
- There are also two overlay zones in the study area:
 - o *Commercial redevelopment areas* that are intended to create larger more redevelopable commercial sites by aggregating with the residentially zoned parcels adjacent and “behind” the commercial parcels. This technique also has the was implemented to eliminate the narrow deep commercially zoned lots that front on primarily residential local access streets; and
 - o the *Urban Renewal* area is to promote community redevelopment and revitalization, and to encourage investment that supports well-designed, compact, transit-oriented and pedestrian-friendly residential and business developments to activate the community along TIB.

The CNU recommendations focused on renaming the existing zoning in the TIB study area to the following:

RC - TIB 3
NCC - TIB 2
HDR - TIB 1

A draft narrative describing the purpose for each of the new TIB 1, 2, and 3 zones is provided in Attachment D. A map showing draft revisions to the Comprehensive Plan and Zoning Map is provided in Attachment E. A map showing the existing overlay areas as well as proposed areas of change to be discussed with the Planning Commission is provided in Exhibit F. A table showing draft land uses allowed by district is provided in Attachment G.

Recommendation

Review, discuss and provide staff direction on:

- o The Purpose section for the new Zones – Attachment D
- o The Proposed Comprehensive Plan/Zoning Code Map – Attachment E
- o The Land Use Table for the new Zones – Attachment G

ATTACHMENT A
Tukwila International Boulevard (TIB) Neighborhood Plan
2017 Work Program

Work completed - 1st and 2nd Quarters 2017

- Congress for New Urbanism (CNU) Legacy Workshop in Tukwila - February
- CNU Final Report Presentation to City Council Meeting - May
- Refined household and employment Year 2031 forecasts for TIB neighborhood for traffic analysis on the street modification
- Selected a consultant for the SEPA analysis of the proposed TIB Plan
- Contracted for additional transportation professional services on design standards for TIB neighborhood street standards

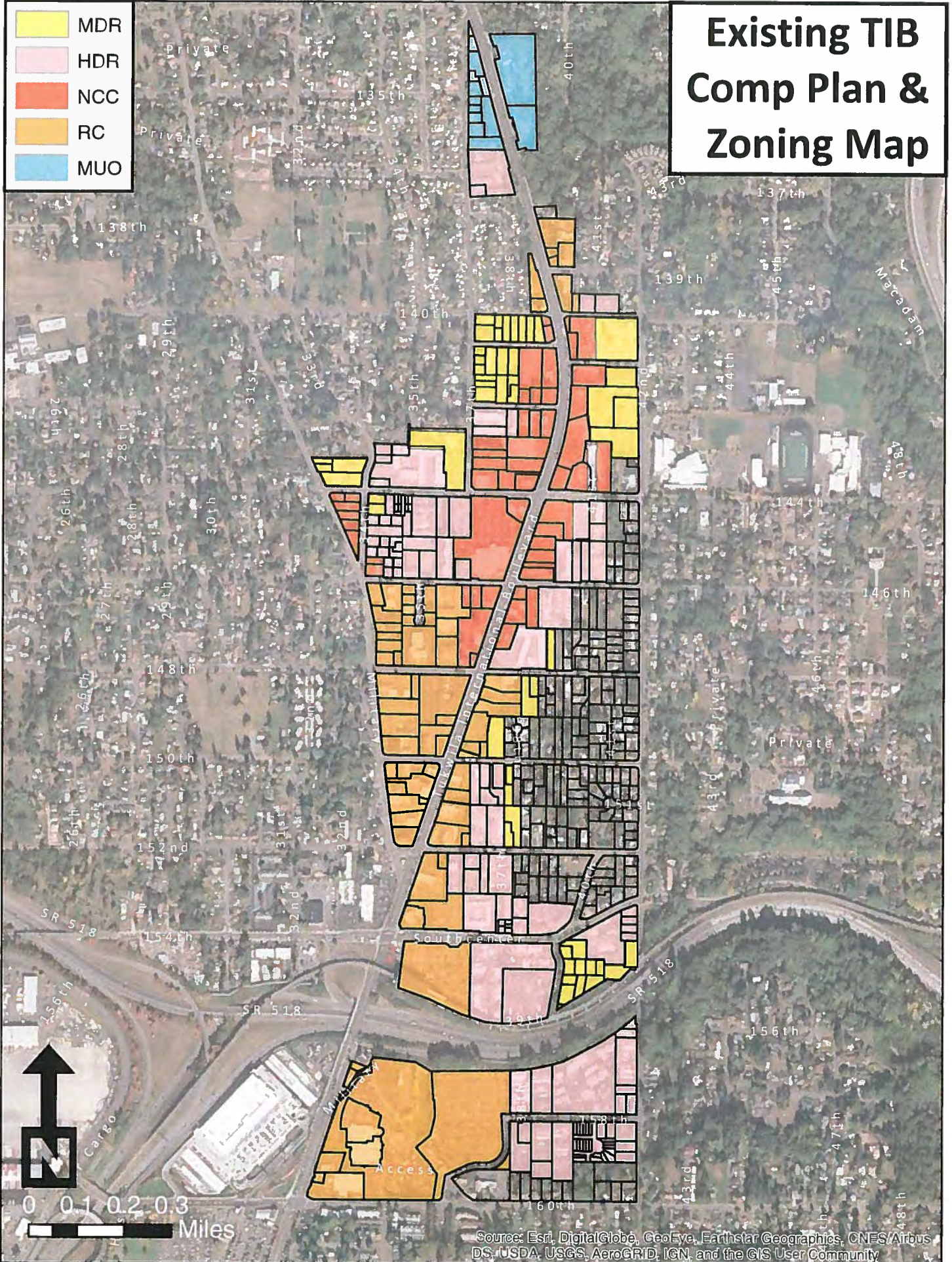
Upcoming Work - 2nd - 4th Quarters 2017

- Conduct traffic analysis
- Update the Council on traffic analysis and obtain direction and approval for street changes
- Draft amendments to Comp Plan Map, Zoning Code, and Public Works Infrastructure Design and Construction Standards for TIB Neighborhood
- Draft Environmental Checklist (SEPA)
- Conduct outreach events
- Brief the Council and Planning Commission on Draft TIB Plan
- Transportation & Infrastructure Committee review of Capital Improvement Program changes for TIB
- Planning Commission public hearing and review of TIB Plan
- City Council public hearing, review, and adoption of TIB Plan

Future Products:

- Comprehensive Plan Map Amendments
- Zoning Code and Map Amendments
- Environmental Checklist and Determination
- Infrastructure Design and Construction Standards amendments
- Capital Improvement Program Project

Attachment B



ATTACHMENT C
Existing Land Uses Allowed by District Table

Uses	RC	NCC	MUO	HDR
Commercial Services & Sales				
Amusement parks	Conditional	No	no	No
Animal shelters	Conditional	No	no	No
New and used Motorized vehicle sales	Yes	No	no	No
Gas stations and indoor automotive services	Yes	Yes	no	No
Bus stations	No	Yes	yes	No
Theaters	Yes	Yes	no	No
Cemeteries /crematories	Conditional	No	conditional	Conditional
Funeral homes/mortician services	yes	No	no	
Commercial laundries	Yes	No	no	No
Commercial parking	Yes	No	yes	No
Indoor commercial recreation	Yes	Conditional	no	No
Car rental	Yes	No	no	No
Offices	Yes	Yes ⁱ	Yes ⁱⁱ	No
Pawnbroker	conditional	No	No	No
Restaurants; including liquor service	Yes	Yes	yes	No
Restaurants with drive through windows	Yes	No	no	No
Taverns/nightclubs	Yes	No	no	No
Retail sales of large items	Yes	No	no	No
Retail sales of small items	Yes	Yes	yes	No
Commercial nurseries or greenhouses	Yes	Yes	no	No
Printing, processing, publishing	Yes	No	no	No
Drive in theaters	Conditional	No	no	No
Repair shop small appliance	Yes	Yes	no	No
Frozen food locker for family use	Yes	Yes	no	No
Greenhouses <1,000 sq. ft.	No	No	accessory	Accessory

Residential	RC	NCC	MUO	HDR
Single family	No	Yes	yes	Yes
B& B	No	No	conditional	conditional
Accessory dwelling	No	Yes	yes	Yes
Multi-family (21.8 units per acre)	yes ⁱⁱⁱ	No	no	Yes
Multi-family above commercial ground floor	No	Yes (no unit limit)	Yes (14.5 units/acre)	No
Multi-family for seniors (60 units acre)	Yes	Yes	yes	Yes
Home occupation	No	Accessory	accessory	accessory
Adult day care accessory	Yes	no	yes	No
Extended stay hotels and motels	Yes	No	no	No
Motels	Yes	No	No	No
Hotels	Yes	No	no	No
Manufacturing				
Internet data centers	Conditional	No	no	No
Manufacturing involving previously formed metals	Conditional	No	no	No
Manufacturing pharmaceuticals and related products; furniture, fur, clothing, paint, paper plastics, rubber, tile, wood, electrical and digital equipment	Yes	Yes but ^{iv}	no	No
Manufacturing food related products	Yes but	Yes but	no	No
Plumbing shops	Yes	Yes	no	No
Wood working shops < 5 people	Yes	Yes	no	No
Outdoor storage	Yes	No	no	No
Warehousing/distribution	Yes	No	no	No

ⁱ When offices occupy no more than the first two stories of the building, or basement and floor above, or three stories in the Urban Redevelopment Area along TIB

ⁱⁱ When offices occupy no more than the first two stories of the building, or basement and floor above.

ⁱⁱⁱ If not fronting on TIB

^{iv} With additional restrictions

ATTACHMENT D

Purpose and Description of Proposed Zones

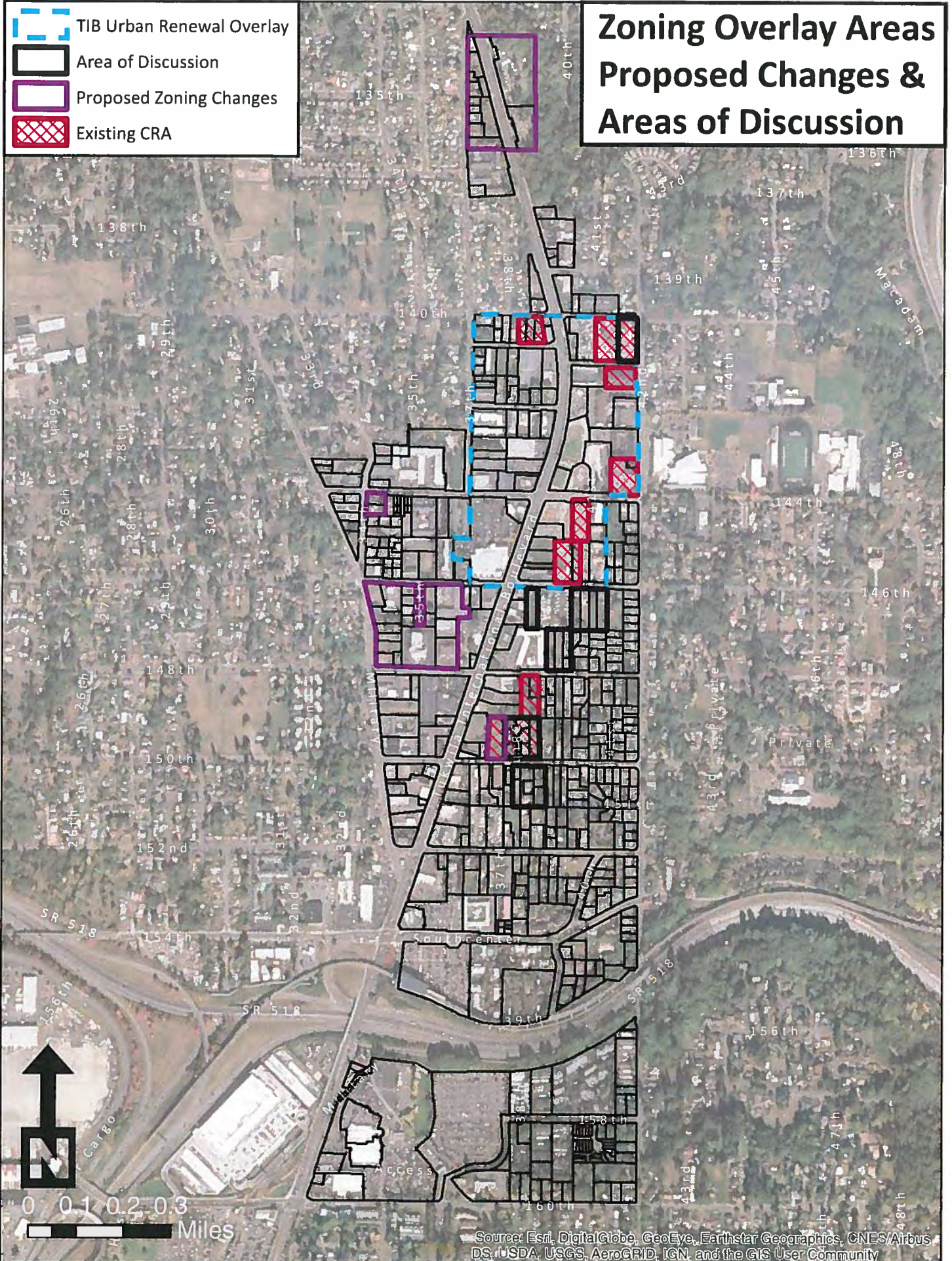
Zones

The **TIB-3** zone is the most urban within the TIB neighborhood, and has easy access to a multi-modal environment that includes Metro bus service, bus rapid transit, light rail, principal and collector arterials, an and state freeway, and an international airport. The zone is intended to attract infill and intensification with more housing and commercial uses in an approximate ½ mile radius of the Tukwila International Boulevard Station (TIBS.) The regulations allow the TIB-3 districts to be gateways to the City and is to maximize the public investments that have been made in public transit infrastructure but to also by creating an area that is compatible and a good neighbor. Over the long term, infill development will continue the transition from surface parking to structured parking, and may be increasingly characterized by mid-rise buildings with active ground floor uses designed to create a walkable, transit supportive streetscape.

The **TIB-2** zone is intended for the heart of the TIB neighborhood and focused around the intersection of the neighborhood collector arterial, S. 144th Street, and TIB. The uses and standards are more locally oriented than TIB-3 but the zone is creating a main street orientation and urban form emphasizing the pedestrian and acting as a crossroads for community members. Development supports an active, comfortable, and safe street front and provides jobs, services, and goods to the community. A broader range of housing types are permitted than in TIB-3 areas. The scale of development and the type of uses is compatible with the adjacent residential neighbors and the civic and educational facilities in the area.

The **TIB-1** zone is less urban than TIB-3 and TIB-2. TIB-1 is more residentially-focused with commercial uses limited to businesses that are smaller-scaled and neighborhood-serving. A TIB-1 district may have a wide range of building types and will have streets with curbs, sidewalks and street trees that provide an amenity for higher density living. These areas are intended to provide a sensitive transition from the more intensively developed uses along TIB to the nearby single family homes. The districts are relatively small; however, opportunities exist for decreasing the auto-orientation typical of local housing by increasing access and walking opportunities and street character. Additional building height and reduced parking requirements are allowed in exchange for new through-ways, such as pedestrian ways and local access streets. Landscape and recreational amenity requirements are higher than other TIB districts to support the denser housing, soften the impact of the taller bulkier structures on the adjacent lower density single family housing, and provide a high quality living environment.

Attachment F



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

ATTACHMENT G

WORKING DRAFT

Table 18-X: Tukwila International Boulevard Neighborhood

Land Uses Allowed by District

P = Permitted; R = Restricted; C = Conditional; U = Unclassified; N=Not Permitted <i>See regulations for Conditional Use and Unclassified Use Permits at TMC 18.64</i>	TIB - 3	TIB - 2	TIB - 1	Staff Comments
Residential Dwellings Single Family	N	N	N	One house per existing lot is currently permitted in NCC/TIB-2 and HDR/TIB-1. The current Nonconforming use section of Zoning Code allows: "5. Residential structures and uses located in any single-family or multiple-family residential zoning district and in existence at the time of adoption of this title shall not be deemed nonconforming in terms of bulk, use, or density provisions of this title. Such buildings may be rebuilt after a fire or other natural disaster to their original dimensions and bulk, but may not be changed except as provided in the non-conforming uses section of this chapter." (TMC18.70.050)

<p>Townhouses</p> <p>"Townhouse" means a form of ground-related housing in which individual dwelling units are attached along at least one common wall to at least one other dwelling unit. Each dwelling unit occupies space from the ground to the roof and has direct access to private open space. No portion of a unit may occupy space above or below another unit, except that townhouse units may be constructed over a common shared parking garage, provided the garage is underground. (TMC 18.06.829)</p>	N	R ¹	P	<p>Current regulations allow townhouses in HDR/TIB-1. This would add townhouses to NCC/TIB-2</p>
<p>Multi-family, including Assisted Living</p> <p>"Multi-family dwelling" means a building designed to contain two or more dwelling units. Duration of tenancy in multi-family dwellings is not less than one month. (TMC 18.06.247)</p> <p>"Assisted Living Facility" means a facility that is licensed by the Department of Social and Health Services pursuant to Chapter 18.20 of the Revised Code of Washington as currently defined or as may be thereafter amended. This definition does not include "diversion facility" or "diversion interim services facility." (TMC 18.06.058)</p>	R ²	R Same	P	<p>Current regulations permit multi-family in the HDR/TIB-1 and in the RC/TIB-3, if the lot does not front on TIB. This adds Multi-family to NCC/TIB-2</p>

<p>Home Occupation</p> <p>"Home occupation" means an occupation or profession that is customarily incident to or carried on in a dwelling place, and not one in which the use of the premises as a dwelling place, is largely incidental to the occupation carried on by a resident of the dwelling place; provided, that:</p> <ol style="list-style-type: none"> 1. There shall be no change in the outside appearance of the surrounding residential development; 2. No home occupation shall be conducted in any accessory building; 3. Traffic generated by such home occupations shall not create a nuisance; 4. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses off the lot; 5. The business involves no more than one person who is not a resident of the dwelling; and 6. An off-street parking space shall be made available for any non-resident employee. <p>(TMC 18.06.430)</p>	A	A	A	Current regulations do not permit accessory dwelling units in RC/TIB-3
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Continuing Care Community "Continuing care retirement community" means housing planned and operated to provide a continuum of accommodations and services for seniors including, but not limited to, at least two of the following housing types: independent living, congregate housing, assisted living, and skilled nursing care. (TMC 18.06.170)	C	C	N	Reflects current regulation
Manufacturing or mobile home park "Manufactured/mobile home park" means a master planned development consisting of a grouping of manufactured or mobile home dwellings, and may include park management offices and accessory community facilities for the exclusive use of park residents, such as recreation, laundry or storage facilities. (TMC 18.06.565)	N	N	P	Current regulations permit parks in HDR/TIB-1 and conditionally permits them in MDR. There are four existing parks in the study area, all of which are TIB-1 except for Southgate Mobile Home Park that is currently zoned NCC and MDR.
Commercial				
Animal Kennel or Shelter, including doggy daycare	C	N	N	
Athletic or Health Clubs	P	P	P	
Automotive Service or Repair	R ⁴	N	N	Gas stations have been separated from Automotive services such as a car repair shop
Banks	P	P	N	
Bar, cocktail lounge, or nightclub	P	P	N	
Brew Pub, On-Site Brewing	P	P	P	Brew pubs were not permitted in the HDR/TIB-1 district. They now are permitted.

<p>Bulk Retail</p> <p>"Bulk retail" is a business or store that specializes in the sale of large goods, requiring large on-site storage. Bulk retail is further distinguished by a lower trip generation rate than other retail stores, as evidenced by a traffic study or other appropriate analysis. Examples include furniture stores, appliance stores and other uses as approved by the Director. (TMC 18.06.118)</p>	P	P	N	<p>The reason for this category was to allow a different parking standard for businesses with large floor areas but smaller customer density and therefore parking demand in the Urban Center and Tukwila Valley South. There is not difference in parking standards in the TIB.</p>
Business Services (e.g. copying, fax and mailing centers)	P	P	P	
Convalescent or nursing home	C	C	N	
Drive Through Facility or Service	R	R	N	
Funeral home or crematorium	P	C	N	<p>Crematoriums are currently conditional in HDR/TIB-1 and RC/TIB-3; Funeral homes are permitted in RC/TIB-3. Staff experience is that these uses can generate large traffic impacts at any time of day or week but otherwise have no off-site impacts.</p>
Gas Stations, including Car Wash	R ⁵	R Same	N	<p>The TIB corridor has three gas stations, two of which are in the NCC /TIB2 district.</p>
General Retail	P	P	P	
Laundries, Tailors, and Dry Cleaners	P	P	P	
Personal Services (e.g. beauty & barber shops, nail salons, spa, travel agencies)	P	P	P	
Recreation Facilities (commercial indoor)	P	P	N	
Recreation Facilities (commercial outdoor)	C	N	N	
Repair Shops (small scale goods: bicycle, appliance, shoe, computer)	P	P	P	

Restaurants; including sidewalk cafes	P	P	P	P	
Theaters except adult entertainment	P	P	P	N	
Vehicle Rental or Sale (not requiring a commercial DL)	R ⁶	R Same	R	N	
Veterinary Clinic with temporary indoor boarding and grooming	P	P	P	P	
Office⁷					
Office	P	P	P	P	
Outpatient medical or dental office and laboratory serving patients	P	P	P	N	Should a dentist office be allowed in a high density multi-family district? What about other medical clinics?

Lodging				
<p>Hotel</p> <p>"Hotel" means a building, or buildings or portion thereof, the units of which are used, rented, or hired out as sleeping accommodations only for transitory housing. Hotel rooms shall have their own private toilet facilities, and may or may not have their own kitchen facilities. Hotels shall not include dwelling units for permanent occupancy. A central kitchen, dining room and accessory shops and services catering to the public can be provided. No room may be used by the same person or persons for a period exceeding thirty (30) calendar days per year. Not included are institutions housing persons under legal restraint or requiring medical attention or care. (TMC 18.06.440)</p>	<p>R⁸</p>	<p>N</p>	<p>N</p>	<p>Current regulations permit hotels without restriction in the RC/TIB-3 zone.</p> <p>The proposed restrictions are that any new hotel must have:</p> <ul style="list-style-type: none"> ▪ a minimum of 50 rooms; ▪ a full service kitchen; and ▪ a lobby with 24/7 staffing
<p>Motels</p> <p>"Motel" means a building or buildings or portion thereof, the units of which are used, rented, or hired out as sleeping accommodations only for the purposes of transitory housing. A motel includes tourist cabins, tourist court, motor lodge, auto court, cabin court, motor inn and similar names but does not include accommodations for travel trailers or recreation vehicles. Motel rooms shall have their own private toilet facilities and may or may not have their own kitchen facilities. Motels are distinguished from hotels primarily because of providing adjoining parking and direct independent access to each rental unit. Motels shall not include dwelling units for permanent occupancy. No room may be used by the same person or persons for a period exceeding 30 calendar days per year. Not included are institutions housing persons under legal restraint or requiring medical attention or care. (TMC 18.06.585)</p>	<p>N</p>	<p>N</p>	<p>N</p>	<p>Current regulations permit motels in the RC/TIB-3 zone.</p>

<p>Extended Stay</p> <p>"Extended-stay hotel or motel" means a building or buildings or portion thereof, the units of which contain independent provisions for living, eating and sanitation including, but not limited to, a kitchen sink and permanent cooking facilities, a bathroom, and a sleeping area in each unit, and are specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay to persons for a minimum stay of more than 30 days and a maximum stay of six months per year. Extended-stay hotels or motels shall not include dwelling units for permanent occupancy. The specified units for extended-stay must conform to the required features, building code, and fire code provisions for dwelling units as set forth in this code.</p> <p>Nothing in this definition prevents an extended-stay unit from being used as a hotel or motel unit. Extended-stay hotel or motels shall be required to meet the hotel/motel parking requirements. Not included are institutions housing persons under legal restraint or requiring medical attention or care. (TMC 18.06.287)</p>	R	N	N	Current regulations permit extended stay facilities in the RC/TIB-3 zone. See proposed restrictions above under Hotel.
Civic & Institutional				
Convention, multi-purpose arena or Exhibition Facility	P	N	N	
Cultural Facility, including: library, museum, art gallery, performing arts center	P	P	P	
Child or Adult Care Center (does Day care mean adults and children?)	P	P	P	
Education and Instructional Facilities, public and private, including college and universities	C	C	N	
Park, Trail, Plaza, Picnic Area, Playground, or Public Community Center	P	P	P	
Police Station, Fire Station, or Court	C	C	C	
Post Office	P	P	P	
Religious facility	C	C	C	
Shelter "Shelter" means a building or use providing residential housing on a short-term basis for victims of abuse and their dependents, or a residential facility for runaway minors (children under the age of 18). (TMC 18.06.743)	N	N	P	

Industrial, Manufacturing, & Warehouse

Cargo Containers are regulated as accessory structures in the Supplemental Development Standards Chapter of the Zoning Code (TMC 18.50.060)

Light Industrial ⁹	R	R	N	
Manufacturing and processing of food or beverages, including fermenting and distilling.	R ¹⁰	R	N	
Outdoor storage of materials to be manufactured or handled as part of a permitted use within the Zone, screened pursuant TMC 18.52	P	N	N	
Self-Storage Facilities	P	N	N	
Warehouse Storage or Wholesale Distribution Facilities	N	N	N	

Transportation, Communication, & Infrastructure

Commercial Parking "Commercial parking" is a use of land or structure for the parking of motor vehicles as a commercial enterprise for which hourly, daily or weekly fees are charged. (TMC 18.06.613)	R ¹¹	R Same	N	
Essential Public Facility, except those listed separately "Essential public facility" means a facility which provides a basic public service, provided in one of the following manners: <ul style="list-style-type: none"> ▪ directly by a government agency, ▪ by a private entity substantially funded or contracted for by a government agency, or ▪ provided by a private entity subject to public service obligations (i.e., private utility companies which have a franchise or other legal obligation to provide service within a defined service area). (TMC 18.06.270) 	U	U	U	
Electric Vehicle Charging Station L1&2	P	P	P	
Electric Vehicle Charging State L3	A	P	A	
Intermodal Transit Stations, Rail transit facilities	U	U	U	

Internet Data & Telecommunications Center "Internet data/telecommunication center" means a secure, climate-controlled facility with emergency backup power that contains internet data transmission and switching equipment and/or telecommunication transmission and switching equipment. This equipment may include computer network routers, switches, and servers for one or more companies. (TMC 18.06.454)	C	N	N	
Park and Ride "Park and Ride" means a facility for temporarily parking automobiles, the occupants of which transfer to public transit to continue their trips. (TMC 18.06.611)	C	C	N	
Parking Areas	A	A	A	
Public Transit Facilities and Stations (Bus) (NOT RAIL stations?)	P	P		
Radio, Television, Microwave, or Observation Stations and Towers	C	C	C	
Utility Facilities, above ground/ not in ROW	C	C	C	
Utility Facilities, underground/in ROW	P	P	P	
Wireless Communication Facilities	P	P	P	

¹ Townhouses may not face TIB;

² Permitted within a mixed use building with ground floor non-residential use along the primary retail corridor, which is from S. 142 Street – S. 146 Street; from S. 146 Street and south along TIB, ground floors must be built to commercial standards but may be used as dwellings.

³ All commercial uses

- may not exceed 30,000 square feet per tenant and
- drive thru and access lanes are not permitted between buildings and sidewalks
- Storage of non-retail materials and the making assembling, remodeling, repairing, altering, finishing, or refinishing or its products or merchandise is permitted provided:

These activities are completely enclosed within the premises occupied by the establishment

These activities are clearly accessory to sales and display activities

The first 20 feet of ground floor building depth along the primary retail corridor must be used for retail display, dining, offices, meeting rooms, or other public or semi-public gathering spaces. comply with the restrictions on storage of materials and standards for drive-thrus.

⁴ Must be enclosed within a building.

⁵ Pumps and parking must be located behind the building, which meets the setback/build to line.

⁶ Vehicle rental or sale must have an enclosed showroom with no outdoor storage of vehicles.

⁷ Office tenant spaces may not exceed 30,000 square feet per tenant.

⁸ Hotels must provide a full service kitchen, staffed reception and have at least 50 rooms.

⁹ Storage of non-retail materials and the making, assembling, remodeling, repairing, altering, finishing, or refinishing of products or merchandise is permitted provided:

- These activities are completely enclosed within the structures occupied by the establishment
- These activities are clearly accessory to sales and display activities

- Levels of traffic, noise, smoke, vibrations, odor, fumes, and glare must not exceed those levels that are in keeping with the retail and residential uses within the district.

¹⁰ Must include on-site sales of the product and the manufacturing process must not cause off-site impacts to neighboring properties or create a public nuisance.

¹¹ Must have ground floor commercial uses along the primary retail corridor