

Chapter 18.80 | COMMERCIAL DISTRICTS

18.80.040 Development standards for commercial districts.

A. Table 18.80.040 sets forth the development standards for the commercial zoning districts.

Table 18.80.040 Commercial Districts' Development Standards					
Standard	C-1 Downtown	Shopfront Overlay	C-2 Viking Avenue^{1, 2}	C-3 SR 305 Corridor²	C-4 College MarketPlace
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements.				
Maximum Lot Area	None	None	None	None	None
Minimum Front Yard Setback	None	None	10'	10'	15'
Minimum Side Yard Setback	None	None	5'	None	5'
Minimum Rear Yard Setback	None	None	10'	10'	10'
Minimum Side or Rear Yard Adjacent to R Zone	10'	10'	15'	15'	15'
Maximum Avg. Building Height ³	See Section 18.80.040(B) ⁴		35' ^{1, 6}	See Section 18.80.040(D) ⁵	See Section 18.80.040(C) ⁵
Maximum Building Lot Coverage	85%	100%	50%	60%, or 80% if at least 50% of the required parking is under the building.	60%, or 80% if at least 50% of the required parking is under the building.

¹ Alternative development standards for the C-2 zoning district may be allowed through the provisions in Section 18.80.070.
² Alternative development standards for a planned mixed-use development may be allowed through the provisions in Section 18.80.090.
³ See Section 18.150.050 for building height measurement and Section 18.310.010 for building height exceptions.
⁴ See Section 18.80.050(D)(13) for upper-level setback requirement in the shopfront overlay and Section 18.150.060 for measuring upper-level setback.
⁵ See Section 18.80.060(A)(7) for upper-level setback requirement and Section 18.150.060 for measuring upper-level setback.

18.80.070 Infill and redevelopment standards in C-2 (Viking Avenue) zoning district.

A. Purpose.

1. Encourage the creation of a complementary mixed-use neighborhood.
2. Promote the conversion and reuse of existing structures.
3. Increase the opportunities for residents to live near commercial amenities, public transportation, and nearby public parks.
4. Offer alternative development standards to support the infilling and redevelopment of Viking Avenue.
5. Identify additional design standards to ensure new development and redevelopment appearance and functions are consistent and integrated with one another, as well as the corridor as a whole.

B. Applicability. Alternative development standards for the C-2 zoning district offered in this section shall be utilized through a Site Plan Review application per Chapter 18.270.

C. Alternative Development Standards. The following alternative development standards are offered for mixed-use structures consistent with Section 18.80.080(J) and stand-alone residential structures (in the interior of the development) in the C-2 zoning district:

1. Building Height.
 - a. Maximum building height may be extended to fifty-five feet.
 - b. The underbuilding parking height bonus per Section 18.310.010(C) shall not apply.
2. Building Lot Coverage. The building lot coverage may be increased to a maximum eighty percent.

3. Setbacks. The rear setback may be reduced to five feet. The side setback may be reduced to zero.
 4. Landscaping. Overall site landscaping may be reduced by five percent resulting in fifteen percent of the property area to be landscaped. Setback, parking lot, pedestrian area/street trees, building facade landscaping, and landscaped open space areas contribute to this requirement.
 5. Parking. Parking stall reduction may be considered by the review authority through an executed joint parking agreement and parking study providing adequate justification to support joint parking.
 6. Loading. Off-street loading requirements may be shared or waived if appropriate loading/unloading areas are provided, and no traffic or pedestrian circulation safety issue is created.
- D. Design Standards. The following site and building design standards are required when utilizing the alternative development standards allowed in this section:
1. Location of Uses.
 - a. Commercial uses and mixed-use structures shall be primarily located near Viking Avenue or other public street frontage.
 - b. Stand-alone residential structures are permitted when located in the interior of the development to provide a transition to the neighboring R zones.
 - c. All buildings and improvements on the site shall be designed to look and function as an integrated development and to encourage pedestrian travel between buildings and uses.
 - d. Separate buildings shall be connected through pedestrian walkways delineated through landscaping, differentiated surface materials or texture.
 - e. One or more similar design characteristic among separate structures shall be provided, including but not limited to complementary building facades, surface materials, colors, landscaping, or signage.
 2. Building Orientation. Structures shall be oriented towards Viking Avenue and public streets. Buildings on corner lots shall have a strong building form and prominent design elements that are oriented toward the primary intersection. Entry is not required at the corner, but strongly encouraged. Auto access for off-street parking shall be located as close as practical to the property line most distant from the intersection.
 3. Pedestrian Area. The area between the building and sidewalk shall have usable pedestrian-oriented space, such as outside dining, courtyard or forecourt, public square or plaza, public art with seating, or landscaped open space.
 4. Building Height Mitigation. Buildings or building segments located within twenty-five feet of an R zone shall be subject to the standard height and side and rear setback standards of the C-2 zoning district.
 5. Building design shall be consistent with Section [18.80.060\(A\)](#) (except as modified in this section).
 6. Site landscaping shall be provided consistent with Section [18.80.060\(B\)](#) (except as modified in this section).
 7. Pedestrian Amenities.
 - a. Customer walkways on site and to adjacent developments, and at least one pass-through to access the interior of the development, are required.
 - b. Connections between the on-site (internal) pedestrian walkway network and Viking Avenue and other public street sidewalk shall be provided at regular intervals as appropriate to provide easy access from the public sidewalk to the interior walkway network.
 - c. Other pedestrian amenities provided consistent with Section [18.80.060\(C\)](#).
 8. Mechanical and trash/recycling screening shall be consistent with Section [18.80.080\(H\)](#).
 9. Lighting shall be consistent with Section [18.80.080\(N\)](#).