

## Chapter 14.210 DIMENSIONAL AND OTHER REQUIREMENTS

### 14.210.330 Dimensional Requirements.

Table 1. Commercial and Industry Designations

	Commercial CO	<u>Midtown District M</u>	Historic District Business HB	Business Park BP	Industry IND	Airport Industry AI	Mixed Use MU
Minimum lot size, in sq. ft.	5,000	<u>none</u>	none	20,000	none	25,000	5,000
<del>Minimum</del> lot width, in feet	50	<u>none</u>	none	none	none	none	50
<del>Permitted</del> <del>Maximum</del> density, du/ac	18	<u>none</u>	18	18	na	1 per 10 acres	18
<u>Minimum density,</u> <u>du/ac</u>		<u>16<sup>7</sup></u> <u>12<sup>8</sup></u>					
Front yard setback, in feet							
a. From street	0	<u>0<sup>9</sup></u>	0	0 <sup>2</sup>	0	35	0
b. From property line	0	<u>0<sup>9</sup></u>	0	0 <sup>2</sup>	0	0	0
Side yard setback <sup>2, 3</sup> , in feet	0	<u>0<sup>10</sup></u>	0	0	0	0	0
Side yard abuts residential designation				50			
Rear yard setback, in feet	0	<u>0<sup>10</sup></u>	0	0 <sup>2</sup>	0	0	0
Rear yard abuts residential designation <sup>2</sup>				50			
Rear access from an alley	na	<u>0</u>	15				

	Commercial CO	<b>Midtown District M</b>	Historic District Business HB	Business Park BP	Industry IND	Airport Industry AI	Mixed Use MU
Open space (vegetated) <sup>4</sup>	15% <sup>4</sup>	<a href="#">See SMC 14.214.270</a>		20%	15%	20%	15%
a. Percent landscaped (excl. screening)	5%	<a href="#">See SMC 14.214.270</a>	0%	5%	5%	5%	5%
Height limitation <sup>5</sup> in feet <sup>6</sup>	35	<a href="#">35<sup>7</sup></a> <a href="#">35<sup>8</sup></a> <a href="#">45<sup>11</sup></a>	40	45	40	40	35

**1** An alternative maximum density may be permitted by Chapter [14.285](#) SMC.

**2** Subject to compliance with landscape screening requirements of Chapter [14.240](#) SMC.

**3** Side yards abutting streets shall conform to one-half (1/2) the front yard setbacks.

**4** Twenty percent (20%) vegetated open space required for multi-family developments.

**5** Measured per SMC [14.210.170](#).

**6** Height limitation of fifty-five (55) feet for public schools and other public educational facilities such as aquatic centers, stadiums and gymnasiums.

**7** Applicable to the North Overlay area of the Midtown District which is from the north side of Tenth Street north. Minimum density requirements shall only be applied to developments that are exclusively residential.

**8** Applicable to the South Overlay area of the Midtown District which is from Sixth Street to the south side of Tenth Street. Minimum density requirements shall only be applied to developments that are exclusively residential.

**9** Front yard setbacks in the Midtown District are subject to compliance with the block frontage standards in Article III of SMC Chapter 14.214.

**10** Side and rear yard setbacks in the Midtown District are subject to the provisions of SMC 14.214.410.

**11.** Applicable only to buildings in the Midtown District fronting Bonneville Avenue.