

105.47 Location of Parking Areas – Garages in Low Density Zones

Except for garages accessed from an alley, garages serving detached dwelling units in low density zones shall provide a minimum 20-foot by 20-foot parking pad between the garage and the access easement, tract, or right-of-way providing access to the garage. These dimensions may be reduced if the Planning Official or Public Works Official determines that the reduction will not:

1. Impede vehicular or pedestrian use of the easement, tract, or right-of-way by other users; and
2. Impede emergency vehicle movement through the easement, tract, or right-of-way.

Zone	Attached or Stacked Dwelling Unit Special Regulation Restrictions	Commercial Requirements
BC	SR #1 – This use may not be located on the ground floor of a structure	
BN	SR #1 – This use may not be located on the ground floor of a structure	
MSC 2, 3	SR #1 – This use may not be located on the ground floor of a structure	
CBD 1, 2, 8	SR #1 – This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30' of the building depth between this use and the abutting right-of-way.	
JBD 1	SR #1 – This use may not be located on the ground floor of a structure within 120 feet of 98 th Avenue NE, NE 120 th Place, or Juanita Drive NE	Mixed use SR #9 – Restaurants, taverns, fast food restaurants, and retail establishments selling goods and services should be the predominant use on the ground floor of structures. Other permitted uses, including dwelling units, may be allowed on the ground floor of structures if this does not compromise the desired mixed use character of the development.
JBD 2	SR #1 – for properties abutting 98 th Avenue NE, this use may be located on the street level floor of a building only if there is an intervening retail storefront or office between this use and the abutting 98 th Avenue NE right-of-way.	
TL 4A, 4B, 4C	SR #3 – No more than 10% of the ground floor of a structure may contain residential use	GR #5 – At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.
TL 5	SR #1 – No more than 10% of the ground floor of a structure may contain residential use	GR #5 – At least 30 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. The ground floor spaces in structures with frontage on a pedestrian or vehicular route, or adjacent to a pedestrian oriented space must contain retail establishments, restaurants or taverns.
TL 6A & 6B	SR #1 – On parcels abutting NE 124 th Street or 124 th Avenue NE, no more than 10% of the ground floor of a structure may be in residential use within 250 feet of these streets	GR #4 – Within TL 6B, at least 50 percent of the total gross floor area located on the ground floor of all structures with frontage on a pedestrian vehicular route, or adjacent to a pedestrian oriented space, must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway. This regulation does not apply to parcels located more than 500 feet north of NE 124 th Street, east of 116 th Avenue NE.
TL 8		GR #2 - Ground floor uses on the three westernmost parcels in this zone must contain retail, restaurants, taverns and/or fast food restaurants.
RH 2A	SR #1 – This use may not be located on the ground floor of a structure in RH 2A	

RH 1A		GR #3 – At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels. These uses shall be oriented to NE 85 th Street, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.
RH 5A & 5B		GR #6 – At least 50 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, hotels or motels (unless use not permitted in RH 5B). These uses shall be oriented to NE 85 th Street, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.
RH 8	SR #1 - This use may not be located on the ground floor of a structure.	
NRH 1A & 1B	SR #1 - This use may not be located on the ground floor of a structure.	