



MEMORANDUM

Date: May 5, 2015
To: Planning Commission
From: Joan Lieberman-Brill, AICP, Senior Planner
Paul Stewart, AICP Deputy Director

This memo addresses the following Comprehensive Plan Update topic, File No. CAM13-00465, #5:

- Citizen Amendment Requests in the Norkirk Neighborhood, Norkirk (LIT) continuance

I. **RECOMMENDATION**

- Continue review of staff analysis of allowing live/work units along the western edge of the Norkirk LIT study area and
- Provide direction on staff recommendation for consideration at the July 23, 2015 Public Hearing.

II. **REASON FOR CONTINUATION**

The Planning Commission (PC) considered the staff recommendation for this CAR on March 26, 2015. At the study session, the Commission made the preliminary direction not to rezone any portion of the LIT zone to residential. However, the Commission was interested in investigating using live/work units to transition between the Norkirk residential and industrial areas, and directed staff to bring back more information regarding live/work and work/live units, prior to the public hearing.

III. **BACKGROUND**

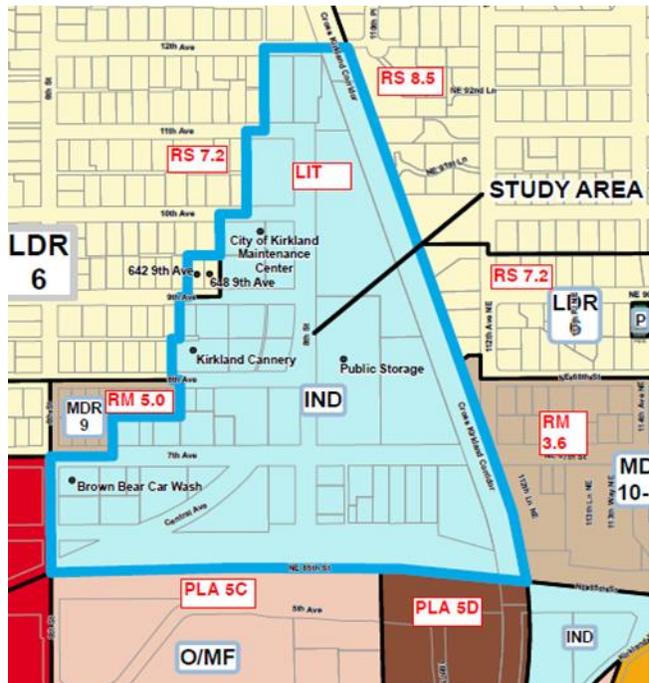
Follow this link to the [March 26 Planning Commission staff memorandum Part 1](#), and [Part 2](#) for additional background information beyond what is provided in this memorandum.

- A. CAR Application Overview: Seven applicants' submitted applications for Citizen Amendments for properties located in the LIT zone and at 642 9th Avenue in the Norkirk Neighborhood. As part of the scoping process, the Planning Commission and City Council expanded the scope to include the entire LIT zone plus 648 9th Avenue, rather than just the parcels requested to be part of the requests by the applicants.

There are two requests for this area to preserve current zoning but add residential work loft as an allowed use.

Specifically, CAR applicants Hansen/Vandenberg and Hendsch request that the industrial zoning remain but that additionally, low density live/work lofts are allowed.

Hendsch requested his property be rezoned to LIT and allow this use while Hansen/Vandenberg requested they be allowed throughout the LIT zone.



B. PC direction regarding Live/work Lofts: At the March study session the PC provided the following direction to staff regarding further study of live/work:

- Location: study the potential for live/work units on parcels abutting the residential neighborhood edge, west of 8th Street and north of 7th Avenue, and on the two single family lots included in the CAR request (642 and 648 9th Avenue).
- Number of Units: consider one live-work/ work-live unit per parcel.
- Development Standards: Retain underlying LIT standards for height, setbacks, and landscape buffers

C. Existing Conditions - Study Area and Surrounding Development: The study area is approximately 26 acres of light industrial zoning, containing 86 parcels and over 70 businesses. It is surrounded by residential uses to the west, north and east (across the Cross Kirkland Corridor). To the south across NE 85th Street are offices and multifamily development.

D. Industrial Zone Permitted Uses: The Comprehensive Plan designates the area as Industrial/Light Industrial and defines it as “uses such as manufacturing, processing, wholesaling, warehousing, distribution of products, and high and technology. Light industrial areas may also include office and limited retail uses. This corresponds to Light Industrial Technology (LIT) zoning classification. The following uses are allowed in the (LIT) zone (*Residential is prohibited*):

- Wholesale Trade
- Limited Retail (The zoning allows only limited retail uses as a percentage of total gross square area)
 - Rental services
 - Retail banking financial services
 - Restaurant/tasting rooms

- Entertainment, recreational uses
- Vehicle/boat repair storage, washing
- Warehouse
- Office
- Storage services

E. Existing Height, Landscape Buffer and Building Size Requirements: The Zoning Code requires height, landscape buffer and size transitions between various intensities and sometimes incompatible land uses. Within 100 feet of the residential zone boundary, LIT uses cannot exceed 25 feet above ABE to match the residential height limit. The majority of traditional LIT uses also are required to provide landscaping between the residential zone and the abutting LIT use, along the zone boundary line. No landscape buffers are required on residential lots abutting industrial zoning. Structure size is also limited within 30 feet of the zone boundary.

1. Maximum Height Limits: The following height limits apply to the study area and residential zones to the west:
 - LIT (blue) 35' above ABE, except 25' above ABE adjoining (within 100') RS zoning
 - RS (yellow) 25' above ABE
 - RM (tan) 30' above ABE, except 25' above ABE adjoining (within 100') RS zoning
2. Landscape Buffer Requirements: The following landscape buffer requirements apply to uses within the LIT zone adjoining residential:
 - Traditional LIT uses including offices (except as noted below) - 15' wide, with a 6' high wall or solid fence on property line, except not required when adjacent to improved r-o-w, planted with 1 tree/20' - 70% Evergreen, shrubs & ground cover attaining 60% cover within 2 years. *This is known as Buffer Standard 1.*
 - Office (other than veterinary offices) adjoining RM 5.0: Five feet wide, with a 6 foot high wall or solid fence on property line, except not required when adjacent to improved r-o-w, planted with 1 tree/10' - 50% Evergreen, shrubs & ground cover attaining 60% cover within 2 years. *This is known as Buffer Standard 2.*
 - Schools and Day Care Centers adjoining RS 7.2 zones – Buffer Standard 2, except no buffer required adjoining RM 5.0 zone
 - Government Facilities – Buffer standard 2.
3. Size limits: Zoning standards for structures limits the building height to 15' above ABE if the façade of the building is greater than 50 feet in length within 30' of the zone boundary.

- F. Use Transitions: Transitional land uses between higher intensity commercial and industrial zones and single family zones are typically office or medium to high density residential. Office use is already allowed in the LIT zone.

IV. INFORMATION ABOUT LIVE/WORK LOFTS

While the Commission was not interested in intermingling incompatible residential throughout the LIT zone, they were interested in studying whether “live/work” or “work/live” units are appropriate to provide a use buffer between light industrial and residential uses along the western edge of the study area. They also confirmed that requiring a noise study for LIT uses abutting residential zoning would be supported.

- A. Definition: The Municipal Research Services Center (MRSC) defines **Live/Work** units as a type of mixed use development combining commercial or manufacturing space with residential living space for the business owner. They have similar benefits to mixed use development and eliminate altogether the need to commute to work. In addition, they can provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.

What distinguishes live/work units from other mixed use residential and commercial uses, is that the commercial activity is combined with the residential living space within the same structure with internal connection. (Typically in mixed use zones, commercial uses are separate from residential units in buildings either separated by floor level or another physical separation.)

- B. Work Use Intensity Types: The following definitions are taken from Thomas Dolan Architecture *Live-Work blog* that addresses the compatibility of live/work lofts with industrial and commercial areas. For more information on this subject see: <http://live-work.com/live-work/>

- 1. Live/Work:

Live/work is a term used to describe a unit in which the needs of the residential component and the quiet enjoyment expectations of the neighbors in the building or adjacent buildings take precedence over the work needs of the unit in question, meaning that those who pursue work activities must take into consideration the noise, odors, and other impacts they may generate. The predominant use of a live/work unit is residence; work activity is secondary or, if separated, of comparable importance.



2. Work/Live:

Work/Live is a term used to describe a unit in which the needs of the work component take precedence over the quiet enjoyment expectations of residents. There may be noise, odors, or other impacts, as well as employees, walk-in trade, or sales. The predominant use of a work/live unit is commercial or industrial work activity; residence is a secondary, if not accessory use.



The cheeky *Urban Dictionary* internet definition for Live/Work Lofts is:

“An apartment constructed in pseudo-industrial architectural style that lacks interior walls, doesn't meet residential building codes, doesn't pay property taxes, and brings suburban yuppies into the city where they drive noisy nightclubs out of commercially zoned neighborhoods.”

- C. Comparison of Various Jurisdictions Live/Work Unit Requirements: The Commission requested information from other jurisdictions to help inform them on whether using live/work units as a transition between residential and industrial areas works.

Attachment 1 is a matrix comparing various cities in King County and Berkeley, CA. To summarize, many jurisdictions do allow them, but the majority limit them to mixed use commercial settings, not industrial zones. *It is not clear from this research if they serve the purpose of functioning as a transition buffer, although a model ordinance from Austin Texas includes this in the purpose statement (see Attachment 2).* It appears that they are providing housing options, can provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.

Out of the six King Co. jurisdictions surveyed, staff could only determine that Bellevue and Redmond allow what is de facto live/work in industrial areas, and these industrial areas are not necessarily similar to Kirkland's. In Seattle, only artists' lofts meeting very stringent criteria, can locate in what they define as industrial zones.

1. Live/Work:

While Bellevue does not specify live/work as a category of land use in their development code, they allow them. Bellevue planning staff indicated that these type of units are allowed with a home occupation permit in both industrial and commercial zones. The planner could offer no insights on examples in industrial zones but did note that towers downtown (commercial mixed use area) have them.

Redmond like Bellevue, does not list live/work as a use category in their development code. However Redmond planning staff confirmed that the Lionsgate development in downtown Redmond does *include live/work units in a commercial*

mixed use zone, and that there are other several other projects downtown where they are located. Since commercial uses are required on the ground floor along certain streets, the live work units were allowed with the business carried out on the ground floor. Apparently some agreement was worked out whereby the work aspect of live/work could develop over time – as long as it ultimately becomes commercial use on the ground floor. They could not provide examples of live/work units in industrial zones or examples of live/work units serving as a transition between industrial and otherwise incompatible uses. Unlike Kirkland, Redmond has three levels of industrial zoning. The least intensive Business Park zone allows residential mixed use structures outright, and this would include live/work units. In their other two industrial zones (Manufacturing Park and Industrial), residential, including live/work, is prohibited. It is likely that Kirkland's LIT zone is a hybrid of these zoning classifications.

Seattle's live/work in Commercial 2 zone are conditionally allowed. This zone appears to include uses like Kirkland's light industrial uses (see Attachment 3). It isn't clear from the information received if these units are limited to multi-family. The code does state that the portion of the live/work unit where the business is conducted has to locate between the street and residential portion of the unit, if it is a ground floor unit and they aren't allowed on the ground floor in pedestrian zones.

2. Work/Live:

Bellevue's Bel-Red District General Commercial zone (BR-GC) allows work/live units as the only residential use allowed. The purpose of this commercial zone is to provide an area for a wide variety of business activities that provide goods and services to other businesses and the general public. It appears the uses allowed there are similar to Kirkland's light industrial uses, but it also allows more robust retail outright. It is unclear if the work/live units serve as a transitional land use.

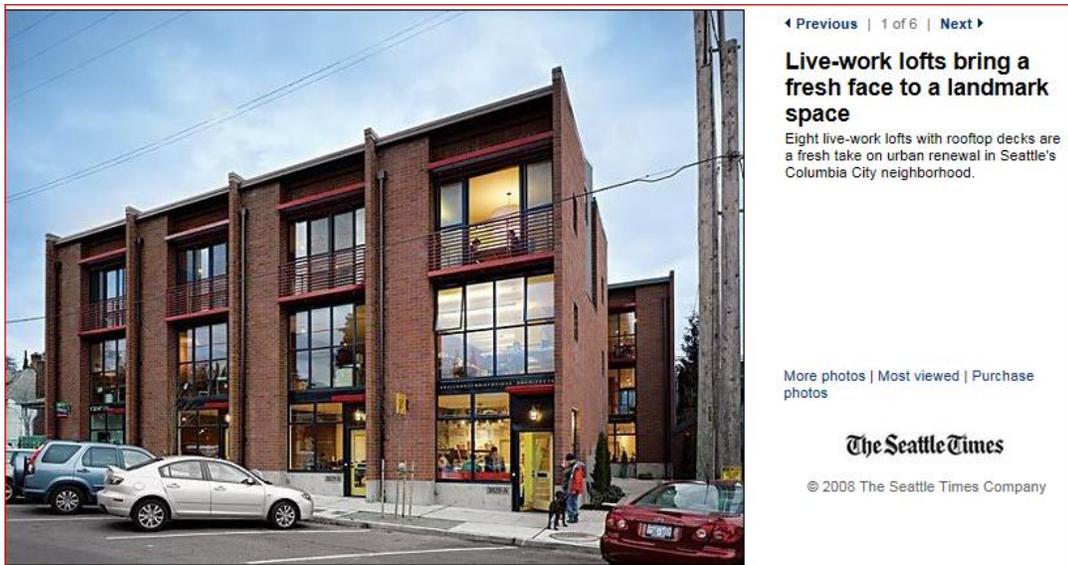
Unlike Kirkland's industrial zones, Seattle's are heavy industry oriented (see Attachment 4). Seattle allows only artist lofts in industrial zones subject to strict limitations to preserve the primary industrial uses in these zones. They are allowed with the expectation that the work activity component predominates, is solely for artist studios/dwellings as opposed to other businesses, and are limited to buildings that are of a certain age, (presumably to address non-conforming artist businesses that had already been there). They are allowed as conditional uses in LIT zones in buildings that existed as of Oct. 5, 1987, if they:

- a. Are located in areas that do not have environmental or safety problems
- b. Are not located on freight lines or next to freeway or highway access, or anywhere that would restrict or disrupt industrial activity
- c. Require a large space to accommodate the nature of the artist's work. The tenant must record a legal agreement that limits the use of the property acknowledging the neighborhood's industrial character. It essentially takes away a residents right to complain about industrial impacts.

Seattle’s model seems to be similar to the work/live intensity type described by Thomas Dolan in Section IV.A.2 above. The expectation is that businesses and all their associated impacts are acceptable and take precedence over the residential component and that the industrial business will not be impeded in favor of the residential aspect.

Seattle’s model does not address the situation that the majority of the Norkirk CAR applicants seek to mitigate; which is to reduce the impacts of industrial uses. Instead the negative impacts could persist, only in closer proximity to housing, in fact in the same building. *Work/live units do not appear to be appropriate where reducing industrial impacts is the intended purpose.*

- D. Examples of Live/Work Lofts: The following Seattle Times 2008 photos are the Columbia City live/work lofts in the commercial mixed use area (*not industrial*). These are multifamily/commercial mixed use live/work units in one building and they are occupied by various commercial uses, and do not require owner occupancy. Attachment 5 is a Seattle Times 2008 article describing them.





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Live-work lofts bring a fresh face to a landmark space

The neon "Tamales" sign enlivens the building and draws customers to Villa Victoria for a trademark banana leaf-wrapped tamale. The takeout shop occupies the ground level, up the steps is the architecture firm of Arellano-Christofides.

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Live-work lofts bring a fresh face to a landmark space

Huge windows, pale interior colors and clean design lend a feeling of near-transparency despite the brick construction. This legal office looks across the courtyard toward the off-street half of the project.

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Live-work lofts bring a fresh face to a landmark space

Editor Barbara Helen works and lives part-time in a top-floor apartment she describes as "unbelievably cool, and quiet at night." She loves that the space is divided up so efficiently and that her commute is mere steps.

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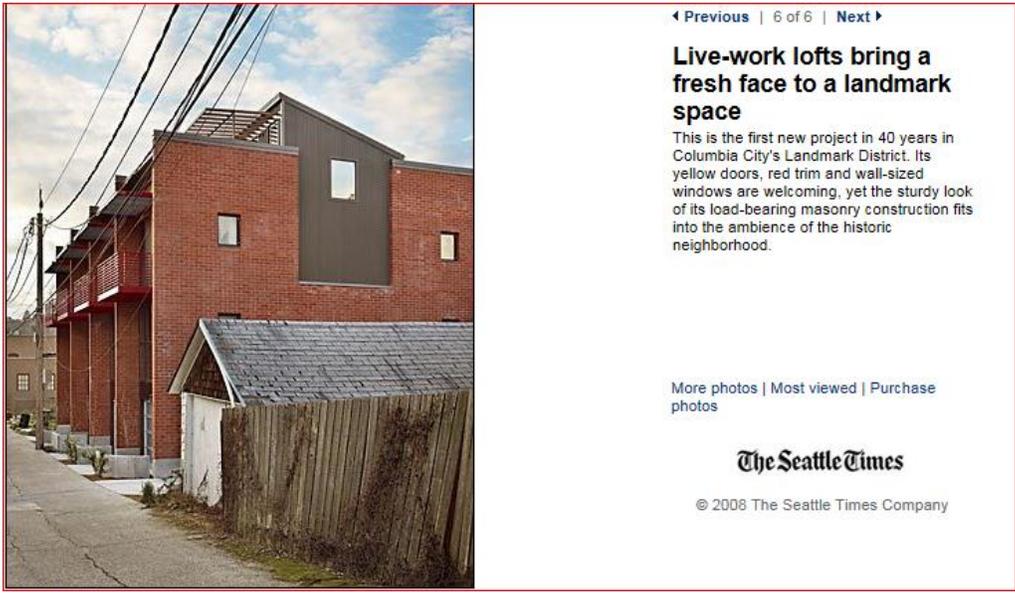
Live-work lofts bring a fresh face to a landmark space

The lofts are light and airy, with high ceilings. Blond cabinetry, chartreuse walls and Marmoleum floors distinguish the top two floors occupied by the Arellano-Christofides architecture firm.

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- E. Traffic Impacts: There is no ITE standard for this use. However, the daily trip generation rates for multifamily is 6.65 trips/unit and single family is 10 trips/unit. Traffic impacts from this type of residential /commercial mixed use may be greater compared with many general light industrial uses occupying the same space. Attachment 6 provides traffic generation rates for comparison purposes.

- F. Implications for other LIT Zones in Kirkland:
The PC indicated that introducing this use in the Norkirk LIT zone may set a precedent for other LIT zones in Kirkland.

V. STAFF ANALYSIS OF LIVE/WORK UNITS IN NORKIRK'S LIT ZONE:

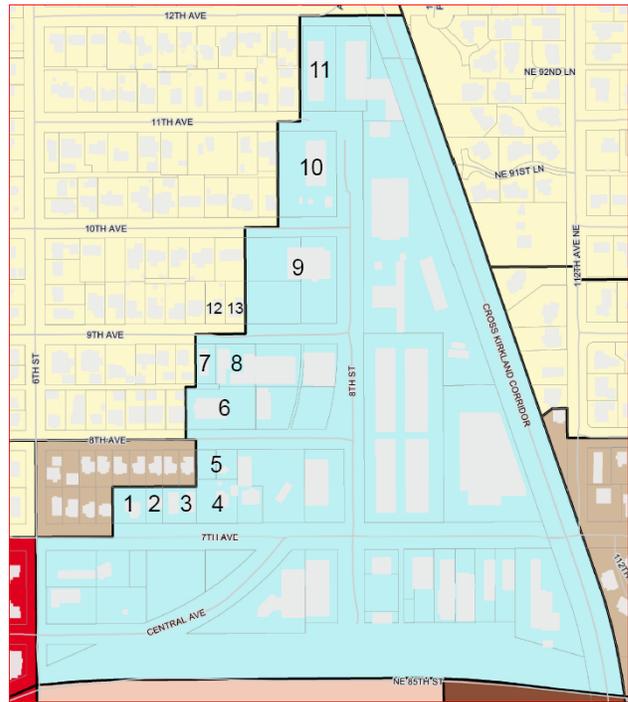
As noted, the Commission requested more information about the effectiveness of live/work units as a transitional use from residential to industrial. Staff found that research is limited and it is not conclusive either way whether live/work serves as a land use transition.

In an effort to evaluate the potential of live/work as a transition use within the parameters set by the Commission at the last study session, the following information is provided:

A. Location and Description of transition area: The parcel numbers on this map correspond to the map numbers in the table below. Of the 13 parcels identified, two are less than 100 feet deep as measured from the zone boundary. In those cases, a lot not abutting the zone boundary is included for analysis. The two lots that that are being considered for rezone from RS to LIT are included.

The table indicates address and business type, whether the parcel adjoins a low or medium density zone, depth of the parcel, as measured from the zone boundary, and parcel size. The information on business type is based on [March staff memorandum, Attachment 8,](#)

The majority of businesses on these parcels are offices. Five parcels house office uses, one is an auto repair business and one has an active pre-submittal application for a warehouse/auto storage facility. Several are either city facilities or residential.



MAP #	ADDRESS/ BUSINESS TYPE	ADJOINING RESIDENTIAL ZONING		DEPTH MEASURED FROM ZONE BOUNDARY	LOT SIZE	POTENTIAL # OF LIVE/WORK UNITS
		RS zone	RM zone			
1	620 7th Ave Office		1.	~100'	11,000	1
2	624 7th Ave Residential		2.	~110'	5,500	1
3	630 7th Ave Office		3.	~110'	11,000	1
4	634 7th Ave Office		4.	~125'	16,383	1
5	701 8th Ave pre submittal		5.	~125'	11,253 (sum of two)	1

	PRE14-01290 for warehouse auto storage facility				parcels	
6	640 8th Ave (Cannery)	6.		~210'	26,080	1
7	635 9th Ave Office	7.		~60'	7,200	1
8	639 9th Ave Auto Repair	8.		635 + 639 9 th Avenue = ~120'	15,279	1
9	915 8 th St (COK Maintenance Center-)	9.		~275'	70,240 (sum of three parcels)	N/A
10	1004, 1005, 1021 8th St Retail	10.		~175'	44,890	1
11	1129 11 th Ave Office	11.		~108'	25,600	1
12	642 9 th Ave RS zone Residential (Hendsch CAR)	12.		642 + 648 9 th Avenue = ~120'	7,680	1
13	648 9 th Ave RS zone Residential	13.		~60'	7,680	1
						Total # of live/work units= 12

B. Calculating the Number of Live/work Loft Units on properties Abutting Residential Zones: The following options could be used for calculating the number of units, resulting in an insignificant difference. Both scenarios assume that one unit per parcel would be allowed, and that no live/work unit will be located at the City Maintenance Center. The market would drive whether these parcels utilize the option of a live/work loft as part of their tenant mix.

1. Abutting Properties only:

Since there are 10 parcels that abut the current zone boundary, ten live/work units would be allowed. If the two parcels on 9th Avenue were rezoned to LIT (Hendsch CAR) the number would change to 12.

2. Properties within 100 feet of the zoning boundary:

One additional parcel (# 8) would be added since parcel #7 is less than 100 feet wide. Including the Hendsch CAR, the number of potential live/work units would be 13.

- C. Commission Considerations: The PC should consider the goals and policies in both the draft Norkirk Plan and draft Land Use and Economic Development Elements to maintain the light industrial area to serve economic and employment needs of the community and ensure that adverse impacts are minimized on adjacent residential neighborhoods. The Land Use Element recognizes the importance of transitions including land use, buffers, and design, to moderate nearly irresolvable conflicts with regard to noise and traffic that can be set up when residential is located in close proximity to industrial. Too it recognizes that over time, more high tech businesses will locate in Kirkland's Industrial/Office areas, where they may benefit from the availability of large parcels. The Land Use Element notes that LIT zones do not include residential uses.

The Economic Development Element aspires to strengthen commercial and industrial areas by encouraging infill and redevelopment, without expanding district boundaries. It recognizes that industrial areas are in flux transitioning from traditional light industrial uses such as manufacturing, production and assembly and auto oriented service and repair uses to high technology, office and recreational facilities. It notes that within the context of the neighborhood plans, a variety of light industrial/manufacturing and commercial uses should be allowed, based on market demands.

The Norkirk Plan also encourages diverse housing to serve a changing demographic and provide housing choice. Policies envision that innovative housing is located within the low density residentially zoned area of the neighborhood (Policy N-4.1), and that it successfully integrates with traditional styles by utilizing architectural and site design standards

1. Live/work Intensity Types:

If the aim of allowing this use is a transition to residential, and to either reduce or at least not increase impacts associated with industrial use, then the live/ work units rather than work/ live would be preferred. Live/work emphasizes the residential rather than the work aspect.

2. Calculating the Number of Live/work Units:

It makes very little difference whether the transition area is defined by adjacency to the zone boundary or by the depth of the lot. If only those parcels that abut the zone boundary in the LIT zone allow live/work a potential of 12 units result. Including two additional lots where the parcel depth is less than 100 feet from the zone boundary adds two units.

3. Compatibility with Industrial Uses:

Consider not allowing live/work lofts in the LIT zone if the only reason is to provide a transition use at the residential edge. Staff found that research is limited and it is not conclusive either way whether live/work serves as an effective land use transition.

If the reason is to provide more housing diversity, a better location to experiment might be in a commercial district, where incompatible noise and odor impacts aren't present.

In other cities where live/work are allowed, the objectives seem to align better with those identified by MRSC; to provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses. While these are reasonable and well-intentioned objectives, they do not necessarily translate to providing good transitions between residential and industrial uses.

A take away may be that these units are better suited for mixed use commercial areas, where retail sales are allowed and a lively pedestrian streetscape is encouraged, rather than in areas where manufacturing/wholesaling and warehousing and associated noise and odor impacts exist. For example, in Renton live/work is only allowed in commercial areas in conjunction with eating and drinking establishments, on site services and retail sales.

Seattle's development code is the exception by allowing them in commercial zones that allow industrial land uses similar to Kirkland's LIT zones, and it isn't clear whether or not they function as a transition land use. Bellevue and Redmond have apparently de facto allowed live/work in commercial and industrial areas; but staff was unable to establish their success as a transition land use.

Within the live/ work building, staff has identified the following issues that should be addressed:

- a. **Restrict the types of LIT businesses that could operate in the same building.** Otherwise, intermingling live/work with industrial may expose more residents to incompatible uses in even closer proximity to them, intensifying already irresolvable conflicts with industrial businesses. Without this limitation, conflicts should be expected. For example, having an auto repair business below a live/work unit would create incompatibility issues. This could be an enforcement challenge for the City, because the City would have to track occupancy types. It could also be a negative for landlords who may not want to limit their tenant options. Without this limitation, conflicts should be expected.
- b. **Limit accessory retail associated with the business,** as is now the case with other uses in the LIT zone, as noted in Section III.D above. Depending on how successful the business operating out of the live/work loft is, more rather than less traffic and parking impact on nearby residential streets could result, especially if the live/work unit

were to occupy a building with an existing parking deficiency. So limiting the intensity of the business activity associated with the unit would be important. This could be an enforcement challenge for the City.

- c. **Require tenant to occupy both the residential and work spaces of a unit** so that the benefits of live/work, such as eliminating the commute to work and reducing car usage. However, this would also create enforcement issues.

4. Zoning Standards:

- a. Height, landscape buffer and building size standards should be based on the underlying industrial zoning as described in Section III.E above.
- b. Parking should be required similar to how parking is handled in Kent, Renton; Bellingham; one stall per unit.
- c. The commercial or manufacturing activity conducted should be subject to a valid business license associated with the premises, where any commercial use permitted in the zoning district applicable to the property is permitted in the live/work unit.
- d. Require one tenant to occupy both the residential and work spaces of a live/work unit.
- e. Restrict vehicle/boat repair, services, storage, or washing uses from and veterinary offices from locating in the same building as the live/work unit.
- f. If live/work units are allowed on ground floor of building, the business portion of the live/work unit should be located between the street and the residential portion of the unit.
- g. Additionally, Regardless of whether live/work lofts are permitted, staff recommends that a noise study is required for other than office uses locating on parcels abutting the zone boundary.

D. Options:

- 1. No Change – do not allow live/work units
- 2. Change to allow one live/work unit per parcel abutting zone boundary
- 3. Change to allow one live/work unit per parcel abutting zone boundary including parcels resulting in a minimum parcel width of 100 feet
- 4. Change subarea of LIT zone to allow one live/work unit per 2 or 3 above, for example adjoining only RS zone boundary between 12th Avenue and 8th Avenue

5. If either options 2, 3, or 4 are chosen, the following issues should be considered:
 - a. Parking standards
 - b. Where live portion of live/work loft should be located if allowed on ground floor
 - c. Height, landscape buffer and structure size requirements
 - d. Enforcement of business license
 - e. Restrictions on type of uses in the same building as the live/work unit

E. Commission Discussion:

1. What is the Planning Commission's reason for allowing live/work units? Staff has observed that while they do provide housing diversity, and may be a job incubator there is little information to support them as a transition use between less and more intensive land uses.
2. If the Commission desires more housing diversity live/work units are an optional housing type. Does the Commission want to introduce this housing type in the LIT zone in Norkirk, or is it better suited in commercial zones?
3. Does the Commission care if the live/work unit converts entirely to residential and the business is no longer in operation? If so, how would the City enforce the changed situation?
4. Does the Commission care if the live/work unit is owner occupied by a person who operates the business? If so, how would the City enforce a situation where the unit was rented to a new tenant?

Staff recommends the Commission provide direction to staff on whether there is preliminary agreement on an option. Staff recommends the no change option given the uncertainty of live/work's effectiveness as a transition use, that it may be better suited for more commercial oriented areas, the need for complex zoning standards, and enforcement issues. Does the Commission agree with this approach? Are there other options that should be considered? Is there additional information the Commission that would be helpful to the Commission?

VI. PUBLIC COMMENTS RECEIVED

No public comments have been received since the March study session. Any public comments received will be forwarded to the Planning Commission prior to the study session and included as part of the public record for the future public hearing.

Attachments:

1. Matrix comparing various cities
2. Live/work Model Ordinance Austin Texas
3. Seattle's Industrial Zone summary
4. Seattle's Commercial Zone summary
5. Seattle Times 2008 article on the Columbia City live/work lofts

6. Traffic Generation Rates

Attachment 1

City	Allowed in industrial zones	Allowed in commercial zones	Parking classification	Height limits	Occupancy restriction	How long as this use been allowed	Size of the lofts	Commercial uses allowed, restrictions.	Has this been successful?	Misc. notes	Good examples
Seattle	No, except conditionally allowed as an Artist's studio/dwelling if: 1) building constructed prior to 10/5/1987; 2) is not located next to freight lines or freeways; 3) does not impede industrial activities; and requires a large space to accommodate an artists needs. Note: Recorded covenant and equitable servitude (a legal agreement that limits use of property) acknowledging the neighborhoods industrial character. Intended to ensure understanding that industrial activity may not necessarily be compatible with residential use.	Yes, only in select mixed use (neighborhood commercial) zones. Commercial 2 (C2) zones: somewhat equivalent to Kirkland's LT zones, defined: an auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses, consisting of: warehouses, wholesale, research and development, and manufacturing uses. Live work uses require Director's approval.	Standards based on underlying use	Standards based on underlying zone, height bonus in certain overlay districts.	No	October 2003 (in NC zones)	Standards depend on underlying zone	not allowed in conjunction with gas stations and drive in businesses.	According to Seattle DPD, "In our experience I/w can be problematic. They tend to neither be good residential or successful commercial, and too often are used just to get around the code."	If ground floor live work unit in commercial zone, must have work area between street and residential component	Commercial zone: 3829 S Edmunds St. - Columbia Center Neighborhood. See attached Seattle Times article and photos in staff memorandum
Renton	No	Residential-14 (R-14), Commercial Neighborhood (CN), and Commercial Arterial (CA)	One space per unit for residential purposes, also subject to requirements of underlying zone	Subject to commercial zone standards.	No	July 2009	Non residential space cannot exceed 1000 sq. ft. All nonresidential space to be built to commercial standards;	Live/work only allowed in conjunction with eating and drinking establishments; on-site services; and retail sales		Within the R-14 zones, use only allowed along primary, minor, and collector arterials. Within CA zones, must be 150' or greater from an arterial.	
Kent	No	Commercial industrial 2	One space per unit	Standards based on underlying zone	Yes, at least one resident on premises must have a valid business license on premises. Business owner must live in loft, unit cannot be rented out nor sold to anyone not living on premises.	March 2007	Subject to maximum permitted density of zone	No restrictions		Only allowed in one zone.	
Berkeley, CA	Yes	Mixed use industrial and commercial	Not specified	Standards based on underlying zone	Yes, "no portion of a Live/Work Unit may be separately rented or sold as a commercial space for a person or persons not living on the premises, or as a residential space for a person or persons not working on the premises."	1999	Restrictions are on percentage of area dedicated to residential space within unit, varies based on district it is located in.	No restrictions, except not allowed in conjunction with gas stations and drive in businesses.		Provisions exist for low income housing. Amount of space dedicated for residential varies on type of zone.	
Bellingham	No	Yes, in select areas and districts	One parking space per live/work unit or one parking space per 500 square feet of gross floor area of all units in a project, whichever is greater	Standards based on underlying zone	Not specified		Not specified	Restrictions based on underlying zone or district			
Bellevue	live/work units not specified as a use category in Bellevue Code however are allowed as home occupations. work - if's per whatever work they do - Professional Services Other (i.e. not medical) allowed in Industrial in multiple function building, no miscellaneous retail trade, no miscellaneous retail food.	live/work units not specified as a use category in Bellevue Code, except in Bel-Red District General Commercial zone, where they are the only type of residential use allowed. In other commercial zones, they are allowed as home occupations.									Work-live units are the only housing permitted in Bel-Red Commercial General (BR-GC) zone." BMC Part 20.25D, section 20.25D.070, footnote 3.
Redmond	live/work units are not specified in the Redmond code however allowed in various commercial mixed use zones and the least intensive industrial zone (Business Park).										

CHAPTER 4.2

Model Live/Work Ordinance

The notion of residents living and working on a single premises may seem novel in the context of modern urban life, but it was the norm until the early decades of the twentieth century. Storekeepers, tradespeople, doctors, lawyers, and others commonly lived upstairs from or adjacent to their shops or offices. A wide range of economic, societal, and political factors resulted in such arrangements becoming uncommon and even outlawed. Rapid suburbanization, increased car dependence, continued adoption of Euclidean zoning codes that called for separating land uses by category, a burgeoning middle class, and a desire on the part of urbanites for relief from overcrowding and urban pollution all contributed to such change.

**PRIMARY SMART GROWTH
PRINCIPLES ADDRESSED:**

- Mix land uses
- Provide a range of housing choices



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Figure 4.2.1. With the emergence of live-work units in the 1970s, many former warehousing and manufacturing districts have become viable locations for residences, employment, and nightlife.

Live/work units emerged in the 1970s as manufacturers moved out of large industrial buildings and warehouses in downtown areas and artists began to occupy and use these spaces. By the late 1980s, a number of cities, including New York, Boston, Chicago, and San Francisco, began to legalize the live/work concept by adapting building and zoning regulations to accommodate it. This era of loft and warehouse conversions coincided with significant private investment in adaptive reuse of the structures for all manner of uses. Soon the artists were joined by small businesses, restaurants, personal and professional service businesses, coffee shops, galleries, and other sole proprietors who wanted to live near where they worked. In the 25 or more years since this trend began, many warehouse and manufacturing districts, including Printer’s Row in Chicago, Larimer Square in Denver, and the South of Market district in San Francisco have become some of the most pricey and sought-after residential and employment locations and entertainment destinations.

Communities today are once again embracing many features of traditional town planning, including allowing a mix of land uses both within a district and within a building. The modern iteration of the live/work option exists in two distinct forms: (1) home occupations and (2) live/work units. A home occupation ordinance is intended to allow modest, low-impact business or commercial uses within a residence in a residential zone. (See Chapter 4.16.) In contrast, a live/work ordinance may allow incidental residential uses within commercial, office, or industrial buildings and zones.

Where such uses are allowed does depend on what the city’s objective is for allowing such uses at all. Mark Troxel of the Seattle Planning Department says that the live/work concept—as applied through the Seattle zoning ordinance—would be more aptly named a “work/live” ordinance because the emphasis is on maintaining the commercial or industrial character of the district while allowing some residences. Seattle also prohibits live/work units in industrial zones in adherence with the city’s policy to preserve industrial lands for industrial uses. At the same time the city recognizes that entrepreneurs and creative professionals in new media and more traditional businesses are seeking ways to integrate their home life and work life, and improved technology has allowed workers to telecommute from home. To help foster live/work units, the city allows them in all commercial districts (Troxel 2004).

The strategy of wanting to retain industrial land for industrial uses is understandable, especially where there is a strong demand for residential uses. Alternatively, live/work ordinances do help older cities with a surplus of underused or industrial land to revitalize such areas by providing development alternatives.

101. Definitions

As used in this ordinance:

Live/work unit or Live/work space. A building or space within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

[or]

Live/work unit. A structure or portion of a structure:

- (a) That combines a commercial or manufacturing activity allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household;
- (b) Where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and
- (c) Where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

102. Purposes

The purposes of this ordinance are to:

- (a) Provide for the appropriate development of units that incorporate both living and working space;
- (b) Provide flexibility for the development of live/work units, particularly within existing buildings;
- (c) Provide locations where appropriate new businesses can start up;
- (d) Provide opportunities for people to live in mixed use industrial and commercial areas when it is compatible with existing uses;
- (e) Protect existing and potential industrial uses and nearby residential uses from conflicts with one another; and
- (f) Ensure that the exterior design of live/work buildings is compatible with the exterior design of commercial, industrial, and residential buildings in the area, while remaining consistent with the predominant workspace character of live/work buildings.

103. Where Live/Work Units Are Permitted

(1) Live/work units are permitted in all commercial [and manufacturing] zones.

Comment: This provision allows the option of allowing live/work units in manufacturing or industrial zones. The City of Oakland authorizes this; Seattle does not. Seattle's decision to limit such uses to commercial districts reflects a city policy of protecting manufacturing districts from encroachment and displacement from residential or other uses. Seattle does, however, conditionally permit artist's studio/dwellings—which are regulated separately from general live/work units—in manufacturing zones.

(2) Any commercial use permitted in the zoning district applicable to the property is permitted in the live/work unit.

(3) Live/work units at street level are prohibited where single-purpose residential structures are prohibited.

(4) Where permitted, live/work units located at street level are subject to the development standards for ground-floor retail or commercial establishments as follows, and to any additional standards for ground-floor commercial establishments provided in the [zoning ordinance]:

Comment: The purpose of the following provisions is to allow live/work units in neighborhood commercial districts without compromising the districts' vibrant commercial environment. Seattle has several neighborhood commercial streets wherein single-purpose residential buildings are prohibited. In those areas, street-level live/work units are prohibited but are allowed in the rear or on upper floors. Seattle's ordinance also contains provisions for the appearance and function of street-level live/work units adapted for this model.

(a) A minimum of [80] percent of a structure's street front façade at street level shall be occupied by nonresidential uses.

(b) A minimum of [51] percent of the portion of a structure's street front façade that contains required nonresidential use shall be at or above sidewalk grade.

(c) In districts where live/work units are permitted at street level, the live/work unit shall have a minimum floor-to-floor height of [13] feet.

(d) In districts where live/work units are permitted at street level, parking for live/work units on neighborhood commercial streets and in mixed use zones is prohibited in front of the building.

(e) Live/work units that exceed [2,000] square feet must have at least two exits.

[(f) Within each live/work unit, the living area shall not exceed [one third] of the total floor area of the unit]

Comment: Not every live/work ordinance contains a required living area/working area ratio or proportion. Oakland requires a ratio of one-to-three living-to-working area. In an effort to provide flexibility, Seattle opted not to set proportion standards.

104. Business License Required

At least one resident in each live/work unit shall maintain a valid business license and [zoning permit] for a business on the premises.

Comment: Not all businesses may require a valid business license. For example, an artist may not be required to have one.

105. Parking

For live/work units of fewer than [2,500] square feet, one parking space is required for each unit. For live/work units greater than [2,500] square feet, required parking will be based on the applicable parking standard for the nonresidential use or the closest similar use as determined by the [zoning administrator].

Comment: The relatively nonstringent parking standards provided here reflect the fact that a person occupying a relatively small live/work unit may have less use for a car given that he or she works on the premises. Larger units may have additional residents as well as employees and thus must provide more parking.

REFERENCES

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- Seattle, City of. 2003. "Live-Work Units," Ordinance No. 12196 (passed June 23). Available at www.ci.seattle.wa.us/dclu/news/20030715a.asp.
- Troxel, Mark (Senior Planner, City of Seattle). 2004. Telephone interview, February 26.

SEATTLE'S INDUSTRIAL ZONES

THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Refer to the Land Use Code for exceptions and specific regulations, or call DPD Zoning Information at (206) 684-8850.

Requirements Common To All Industrial Zones

Residential Use

Residential uses are prohibited in all industrial zones, except for caretaker's quarters, and artist studio/dwellings in structures existing as of October 5, 1987 subject to conditional use approval.

Landscaping

Landscaping is generally required for uses that are located adjacent to residentially zoned lots. Landscaping is also required along designated streets, as provided by the Industrial Streets Landscaping Plan, shown in SMC 23.50.016, Exhibits A and B.

Exceptions to Height

Exceptions to structure height for such items as solar collectors, rooftop features including radio and receiving antennae and parapets or firewalls are permitted.

Parking

Parking is required for all uses according to 23.54.015, Chart A.

Venting

Venting of odors, vapors, smoke, cinders, dust, gas, and fumes must be vented a minimum of 10' above grade and away from residential uses.

Transportation Concurrence

Proposed uses in industrial zones must meet transportation concurrence level-of-service standards prescribed in Chapter 23.52.

View Corridors

Lots within the shoreline district are generally required to provide a view corridor in accordance with the Shoreline Master Program. For lots partially within the shoreline district, a view corridor is required for that portion of the lot outside the shoreline district, if the shoreline portion of the lot is required to provide a view corridor under the Shoreline Master Program.



City of Seattle
Department of Planning &
Development

October 2012
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IG1

General Industrial 1 (IG1)

The intent of the IG1 zone is to protect marine and rail-related industrial areas from an inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses.

Typical Land Uses

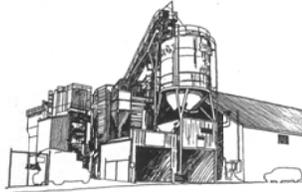
General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

Height

No maximum height limit, except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map

Maximum size of use

Retail sales and service and entertainment uses: 10,000 square feet.
Office uses: 10,000 square feet.
Some exceptions apply to maximum size of use limits (23.50.027.B).

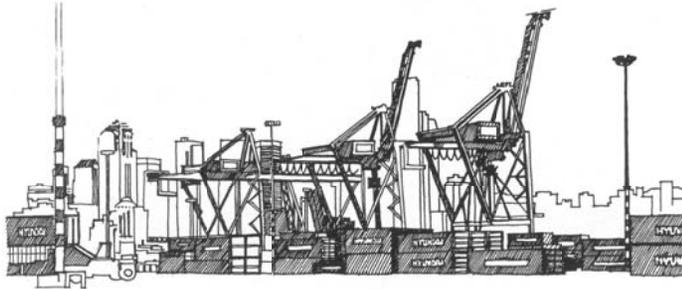


FAR

2.5

Setbacks

A setback may be required in order to meet street improvement requirements. Screening and landscaping may be required.



IG2

General Industrial 2 (IG2)

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

Typical Land Uses

Same as IG1

Height

Same as IG1

Maximum size of use limits

Lodging and entertainment uses: 10,000 square feet.

Office and retail uses: 25,000 square feet. Some exceptions apply to maximum size of use limits (23.50.027.B).

FAR

2.5

Setbacks

A setback may be required in order to make street improvements. Screening and landscaping may be required.

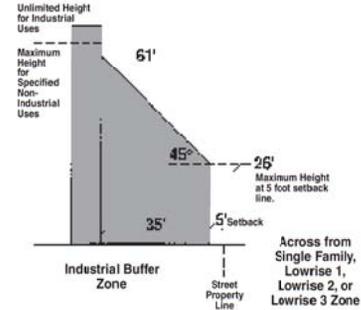


IB

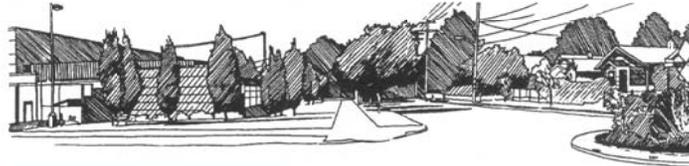
Industrial Buffer (IB)

The intent of the Industrial Buffer is to provide an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or a pedestrian character.

Typical Land Uses Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses.
Height Same as IG1 and 2, except that on lots across a street from SF or Lowrise zones the following limits apply:



Similar but modified rules apply when across an alley from or abutting SF or Lowrise zones, or abutting MR, HR, and Commercial zones.



IC

Industrial Commercial (IC)

The intent of the Industrial Commercial zone is to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities.

Typical Land Uses

Light and general manufacturing, commercial uses, transportation facilities, entertainment other than adult, institutions generally in existing buildings, utilities, and salvage and recycling uses.

Height

The maximum structure height for all uses is 30', 45', 65', or 85' as designated on the Official Land Use Map. Along the central waterfront special limitations apply.

Maximum size of use

Retail sales and service and entertainment uses: 75,000 square feet.

Office uses: no maximum size limit. The total area of all the foregoing uses on a lot may not exceed two and one half times the area of the lot, or three times the size of the lot in the South Lake Union area. Some exceptions apply to maximum size of use limits. (23.50.027B)

FAR

2.5, except in South Lake Union where FAR is variable depending on the height limit (Table A for 23.50.028).

Setbacks

Same as IG1 and IG2, plus
When abutting a residentially zoned lot, setback varies with the height of the structure and when street trees are

Maximum size of use Retail sales and service and entertainment uses: 75,000 square feet.
Office uses: 100,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot. Some exceptions apply to maximum size of use limits (23.50.027B).

FAR

2.5

Setbacks

- Same as IG1 and IG2, plus
- 5' from street property lines when across from SF or Lowrise zones (see diagram)
- 5' for parking and loading facilities and storage and recycling collection facilities when across a street from MR, HR, or RC zones, or across an alley from any residential zone
- 5' for parking lots and structures or drive-in businesses when any lot line abuts a residential zone
- 15' for outdoor loading, recycling collection or storage facilities when any lot line abuts a residential zone
- 50' from any lot in a residential zone for outdoor manufacturing, recycling or refuse compacting
- 5' for all windows or openings that face an abutting residentially zoned lot, unless the opening is translucent or perpendicular to lot line or screened

Screening and Landscaping Street trees and screening required for rooftop areas, parking, loading, outdoor sales and storage, and drive-in businesses when lot abuts or is across right-of-way from residential or Neighborhood Commercial areas.

Access to Parking and Loading No limits to parking and loading location except as provided under setbacks. Parking and loading access is prohibited across streets or alleys from residentially zoned lots, except in limited circumstances.

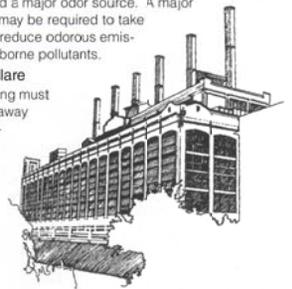
Major Odor Sources Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.
Light and Glare Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

required. No openings permitted within 5' of residential zoned lot.

Screening and Landscaping Street trees; screening and landscaping required for blank facades, parking and loading, outdoor sales, rental and storage, drive-in businesses.

Major Odor Sources Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

Light and Glare Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.



SEATTLE'S COMMERCIAL ZONES

IMPORTANT NOTE: Some areas have neighborhood-specific regulations that are not reflected here. Please consult with DPD staff for individual projects.

THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Due to the complexity of the code, zoning questions cannot be answered by phone. If you have questions about commercial zoning, please visit the Department of Planning and Development, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave.

Regulations common to all Commercial zones

Green Factor Landscaping

Landscaping is required to achieve a Green Factor score of 0.30 or higher (functionally equivalent to landscaping 30% of the lot). Credit is awarded for planting areas, green roofs, vegetated walls, permeable paving, and other features.

Planting strips and/or screening is required along a street to screen parking areas from the street and abutting residential lots, and to lessen the impact of blank facades; street trees are also generally required.

Residential Amenities

5% of residential floor area, open to the outdoors.

Parking Quantity

Depends on land use. Required amounts for all land uses are listed in section 23.54.015 of the Land Use Code. No parking is required for the first 1,500 square feet of any business. No parking is required in Urban Centers or in Urban Villages with light rail station area overlay districts, except for hospitals. Also, no parking is required in Urban Villages as long as frequent transit service is available within 1/4 mile.

Height Limits

Applied independent of zone designations. Height limits may be 30', 40', 65', 85', 125', 160' dependent on locational criteria. Refer to the Zoning Map for site-specific limits. Changes to height limits require a rezone.

Design Review

Projects that undergo Design Review may be granted departures from certain development standards.

Floor Area Ratio

Applied by height limit and land use mix as per the FAR Chart below. An FAR of 2 allows a building with gross floor area equal to 2 times the area of a lot. Higher FARs are allowed in Light Rail Station Area Overlay district.

FAR Chart

Type of Development	Height Limit					
	30'	40'	65'	85'	125'	160'
Maximum FAR						
Residential-only or nonresidential-only	2.25	3.00	4.25	4.50	5.00	5.00
Single use within mixed-use development	n/a	n/a	4.25	4.50	5.00	5.00
Mix of residential and nonresidential uses	2.50	3.25	4.75	6.00	6.00	7.00



City of Seattle
Department of Planning & Development
 Diane Sugimura, Director
 Michael McGinn, Mayor

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NC1 Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

Typical Land Uses
Small grocery store, hair salon, coffee shop, and apartments above.

Building Types
Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses
Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.

Street-level Non-residential Design
Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.

Street-level Residential Design
Must contain at least one visually prominent pedestrian entry for residential uses. Dwelling units must be at least 4' above, or 10' back, from a sidewalk, unless conversion of a nonresidential space to a residential use is authorized.

Maximum Size of Commercial Use
10,000 square feet for most uses.

Parking Location
At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'. Within a structure, street level parking must be separated from the facade by another permitted use.

Parking Access
Must be from the alley if feasible. Curbcuts are limited.

Parking Quantity
Depends on land use and location. No minimum parking is required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.



NC2 Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood

Typical Land Uses
Medium-sized grocery store, drug store, coffee shop, customer service office, or medical/dental facility, and apartments.

Building Types
Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses
No limit on mix of residential and nonresidential uses, except where P zones or other mapped areas limit residential presence at street level, similar to the NC1 zone.

Street-level Non-residential Design
Same as NC1 zone.

Street-level Residential Design
Same as NC1 zone.

Maximum Size of Commercial Use
25,000 square feet for most uses; 50,000 square feet for multipurpose retail sales facilities.

Parking Location and Quantity
Same as NC1 zone.

Parking Access
Same as NC1 zone.



NC3 Neighborhood Commercial 3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses

Typical Land Uses
Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

Building Types
Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

Street-level Uses
Same as NC2 zone.

Street-level Non-residential Design
Same as NC1 zone.

Street-level Residential Design
Same as NC1 zone.

Maximum Size of Commercial Use
No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

Parking Location
Same as NC1 zone.

Parking Access
Same as NC1 zone.

Parking Quantity
Same as NC1 zone.



Illustration: Val Thomas



P Pedestrian-Designated Zones

P designations are applied to NC zones along pedestrian-oriented commercial streets

The P designation preserves and encourages an intensely pedestrian-oriented, retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored.

Street-level Uses
Limited to pedestrian-oriented nonresidential uses that have the potential to animate the sidewalk environment, such as retail, entertainment, restaurants, and personal services. Drive-in or drive-thru businesses are prohibited.

Parking Quantity
Depends on land use and location. No parking is required for the first 4,000 to 5,000 square feet of retail businesses. Or, no minimum parking may be required in Urban Centers, and portions of Urban Villages with frequent transit service within 1/4 mile.

Parking Location
In addition to NC zone standards, surface parking is prohibited adjacent to principal pedestrian streets.

Parking Access
Must be from alley or side-street if feasible, otherwise a two-way curbside on the principal pedestrian street is allowed.



C1 Commercial 1

An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele

Typical Land Uses
Large supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

Building Types
A variety of commercial building types and site layouts including one-story commercial structures with extensive surface parking, and multi-story office or residential buildings.

Street-level Uses
Same as NC1 zone.

Street-level Non-residential Design
Same as NC1 zone for structures containing residential uses, or when across a street from a residential zone. No requirements for non-residential structures, or when not across from a residential zone.

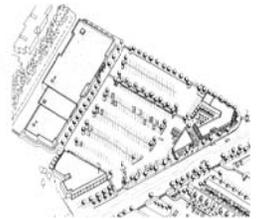
Street-level Residential Design
Same as NC2 zone, except residential use limits explained for NC1 zones apply in some locations, such as Bitter Lake and Lake City Urban Villages and Northgate Overlay District.

Maximum Size of Commercial Use
No size limits for most uses; 25,000-40,000 square feet for warehouse and wholesale showroom uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

Parking Location
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Access
No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

Parking Quantity
Same as NC1 zone.



C2 Commercial 2

An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets

Typical Land Uses
Warehouses, wholesale, research and development, and manufacturing uses. Residential use is generally not allowed, but exceptions meeting specific criteria may be considered through a conditional use process.

Building Types
A variety of building types and site layouts, including single-story warehouse or manufacturing structures with extensive surface parking and loading areas, and multi-story buildings containing office or other non-retail uses.

Street-level Uses
Residential uses anywhere in a structure are conditional uses. When conditional use criteria are met, same as NC1 zone. Otherwise, 100% of street-level space must be in non-residential use.

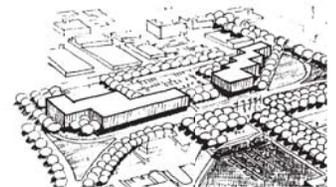
Street-level Non-residential Design
Same as NC1 zone.

Maximum Size of Commercial Use
No size limits for most uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

Parking Location
Same as C1 zone.

Parking Access
Same as C1 zone.

Parking Quantity
Same as C1 zone.



From the Seattle Times:

Live-work lofts bring a fresh face to a landmark space

Originally published April 20, 2008 at 12:00 am

"Mixed-use" takes on new meaning in a Columbia City project that is more about community than retail. Not that the takeout tamale shop and the bed...

By Valerie Easton

"Mixed-use" takes on new meaning in a Columbia City project that is more about community than retail. Not that the takeout tamale shop and the bed and breakfast aren't bustling. It's just that people are also stopping in to consult an architect or reading tutor, others are living and working in the eight lofts designed for ultimate flexibility by architect Philip Christofides.

The three-story, live/work lofts are welcoming, with red trim, bright yellow doors and floor-to-ceiling windows. Built by Flip Builders, the project's size and style fit harmoniously into Columbia City's Landmark District. The units are grouped around a cobbled courtyard that invites pedestrians to stroll through by linking up with the network of neighborhood alleys.

"We wanted to design a project that built community within itself," says Christofides, pointing out the semiprivate rooftop decks and the roll-up garage doors opening to the shared courtyard/alley space.

Inside, each fee-simple loft is 2,000 square feet of clean-lined, modern space. The walls are painted in the rich, modern color palette architect Christofides is known for, with streamlined kitchens, wall-sized windows and floors of bamboo, cork or Marmoleum.

The units were designed for maximum flexibility so owners could choose for themselves how to use their space. One unit houses a legal author's library and workspace on the first two floors, topped by an apartment on the third. A group of architects bought another unit and share the ground-floor conference room. Perhaps the most innovative use is the two-level B&B apartment that sleeps four and rents for a week at a time. The owner says it's often rented by parents visiting their grown children living in Columbia City, or by people with relatives in nearby hospitals.

Developer Rob Mohn and Christofides began by sitting down together to imagine what could and should take place on this former parking lot. They wanted to design a street-friendly project that would attract both residents and business people. They visualized a building adaptable enough to evolve with the community around it. "We tried to imagine 100 years from now, not just the moment, and realized it was impossible to predict how the neighborhood would change," says Christofides.

There were challenges. This is the first new project in the heart of Columbia City's Landmark District in 40 years. It went through six land-use reviews. But Christofides and Mohn prevailed with their modern spin on the old-world concept of living above the bakery.

"With Philip's help, we were able to use the city's new live/work regulations to develop something this flexible," says Mohn. They'd expected more people might opt to live in their units, but so far most are being used for commercial purposes. Forty people occupy the lofts during the day while others return home to them in the evening. Such an innovative project may well serve as a fresh model for revitalizing older neighborhoods.

"We grossly underbuilt here; there were plans for a 23-unit condo development on the site," says Christofides, clearly pleased with the comfortable neighborhood scale of the eight-unit project. Didn't economic viability require more units to be built on this prime piece of real estate? "Overbuilding comes from a lack of imagination as much as economics," says Christofides. "We don't have to have all these bloated buildings."

Valerie Easton is a Seattle freelance writer and author of "A Pattern Garden." Her e-mail address is valeaston@comcast.net. Benjamin Benschneider is a Pacific Northwest magazine staff photographer.

Trip Generation Rates		
Use	Daily	PM Peak
Office	11.03 per 1,000 sf	1.49 per 1, 000 sf
Medical Office	36.13 per 1,000 sf	3.57 per 1,000 sf
Mixed use: Multifamily with Office	n/a	n/a
General Retail (small)	44.32 per 1,000 sf	2.71 per 1, 000 sf
General Retail (standard)	42.7 per 1,000 sf	3.71 per 1, 000 sf
Fast-food Restaurant	716 per 1,000 sf	26.15 per 1,000sf
Restaurant (small)	127.15 per 1,000sf	9.85 per 1,000 sf
Restaurant (standard)	89.95 per 1,000sf	7.49 per 1,000 sf
Health Club (small)	32.93 per 1,000sf	3.53 per 1,000 sf
Health Club (standard)	n/a	5.96 per 1,000 sf
Brewery/Winery/Distillery	n/a	n/a
Storage Services – Retail	n/a	n/a
Storage Services – Warehouse	2.5 per 1,000sf	0.26 per 1,000sf
Manufacturing	3.82 per 1,000sf	0.73 per 1,000sf
Wholesale Trade	6.73 per 1,000sf	0.52 per 1,000sf
Retail – building construction, plumbing services, etc.	51.29 per 1, 000sf	4.84 per 1,000sf
Wholesale – building construction, plumbing, etc.	n/a	n/a
Wholesale printing or publishing	n/a	n/a
Limited Retail		
·Rental services	n/a	0.99 per 1,000sf
·Restaurant/tasting room	n/a	n/a
·Banking/financial services	148.15 per 1,000sf	5.57 per 1,000sf
Dance Studio	n/a	n/a
Vehicle/boat repair, storage, washing	n/a	n/a
Warehouse	3.56 per 1,000sf	0.32 per 1,000sf
Funeral home/mortuary	They are all dead, they can't drive :-)	n/a
Church	9.11 per 1,000sf	0.55 per 1,000sf
School or Day Care Center	74.06 per 1,000sf	12.34 per 1,000sf
Mini School or Mini Day Care	n/a	n/a
Assisted Living Facility	7.6 per 1,000sf	0.74 per 1,000sf
Vehicle service station	n/a	3.11 per 1,000sf
Retail vehicle/boat sales or repair	n/a	n/a

Vehicle /boat repair storage, washing	n/a	n/a
Hotel	8.17 per room	0.60 per room
Motel x	5.63 per room	0.47 per room
Retail establishment – entertainment, Cultural or recreational (movie theater, Skating rink, etc.	n/a	3.8 per 1,000sf
Entertainment, cultural or recreational facility	1.26 per seats	0.12 per seats
(Community theater, ballet school, aquatic center, etc.)	33.82 per, 1,000 sf	2.74 per 1,000sf
High Technology (estimate 40% mfg.; 60% office)	n/a	n/a
Multi-family	11.42 per 1,000sf	1.48 per 1,000sf
Single Family	6.65 per unit	0.62 per unit
	10 per unit	1 per unit