



AGENDA

**Finance and Economic Development Committee Meeting
Tuesday, March 2, 2010
5:00 p.m. – 6:30 p.m.
City Hall South Conference Room**

1. Call to Order
2. Approval of Minutes of the February 16, 2010, meeting
3. Review of Commercial Real Estate Brokers Roundtable – 20 minutes
4. Review and Discussion of Downtown Zoning Code – 25 minutes
5. Review and Discussion of the Sign Code – 25 minutes
6. Committee member comments
7. Future meetings

3/2/10

1 5:03pm

-Carnes, Matt P., Grant, Robert, Joni,
Munro, TP, Denise

2. Oked by consensus

3. Marion - good up for Bobens to get together
+ get to know @ other - afterwards some
said security entry would be good.

4. Carnes - discussion of what makes things special
- height 45' - 85'
- property footprint that works - 1/2 block
- around floor heights (15' 1st floor, 10'-0" 2nd floor up)
- does 35' work in a commercial district?
- need this question answered

- discussion of downtown height possibilities
- dist. elevation profile of downtown

~~Views~~ - Views not guaranteed preserving
- need to be cognizant of view corridors
- modulation - setback on upper floors
- look @ Beacon's recent efforts
- property values + views
- many properties downtown aren't built
to 35' - if did - some current views
would be blocked - eg. Cliff Condos
- bring example of code where after built
dealt with height & view issues, view
"wall effect"

- discussion of OO DC zone
 - uses - boat storage & - conclusion
 - interior use? no
 - remove as permitted use & grandfather the rest?
- mixed use - ~~residential~~ residential 90%
 - 60% on ground floor non-res?
 - give more latitude?
 - allow parking to count?
- common M. are of 25 ft - require??

7. next mtg 3/24 or after

6. PD + Waterland Blog - Carmen
- creates bad image for non-dev.
 - ~~scattered~~ scattered using DM pictures - Carmen
 - Park new Web page

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

February 16, 2010

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Carmen Scott - Chair

Melissa Musser

Matt Pina

City Staff

Tony Piasecki - City Manager

Grant Fredricks - Director PB&PW

Patrice Thorell - Park, Recreation and Senior
Services Director

Lorri Ericson - Assistant City Manager

Denise Lathrop - Planning Manager

Marion Yoshino - Economic Development
Manger

CALL TO ORDER

Councilmember Scott called the meeting to order at 5:37 p.m.

OLD BUSINESS

NEW BUSINESS

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The Committee members unanimously selected Councilmember Scott as chair.

2. Review list of issues remanded to the Finance and Economic Development Committee by the City Council

The committee reviewed the remand list and decided that those issues having to do with downtown zoning issues would be its top priority. The issues regarding a residential property maintenance code and property abatement code were removed from the list as the City Council will be dealing with these in the next few months as a result of its decision to change the Crime-free Rental Housing Code. Chair Scott will ask the City Council to remove the item regarding homing pigeons as the Committee decided that they did not believe it was necessary to change the City Code to allow the keeping of pigeons in single-family zoned areas.

3. Report from the City's Economic Development Manager

Economic Development Manager Marion Yoshino provided a briefing to the Committee on her activities for the first month as the City's Economic Development Manager. She discussed a "Shop Waterland" program, offering Channel 21 for business owners to promote their businesses, a variety of materials she is pulling together to help promote the City including a presentation that discusses the reasons to invest in Des Moines, and a meeting she is having with commercial real estate brokers on February 24th.

4. Discussion and Direction on Downtown Planning

Planning Manager Denise Lathrop reviewed with the Committee ~~proposal~~ for next steps for Downtown Planning. The Committee decided that the ~~process proposed~~ was too detail and long and decided that they wanted to spend time talking to the Des Moines business owners, property owners and the development community to hear their thoughts regarding what they see as the main obstacles to development and re-development in the downtown area, starting with the February 24th meeting Economic Development Manager Yoshino will be hosting. The Committee would like to spend time reviewing the zoning and sign codes at its next meeting to see if there were some quick changes that could be made to encourage development

5. Committee Member Comments

None.

6. Future meetings

The Committee decided that its standing meeting time would be the third Tuesday of each month from 5:00 p.m. to 6:30 p.m., with the exception that its next meeting would be Tuesday, March 2nd at 5:00 p.m.

Adjourned at 7:05 p.m.

Respectfully submitted by:
Tony Piasecki, City Manager

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Respectfully submitted by:
Tony Piasecki, City Manager

Jony

ECONOMIC DEVELOPMENT DISCUSSION -2-24-10 - at Police Station Meeting room.
Meeting called by Marion Yoshino - Economic Development Director - City of Des Moines, WA.
Notes by Carmen Scott

Attendees:

Brooks Powell - Powell Brothers Construction
Andy Langsford - Realtor and joint owner of properties in downtown Des Moines
Tony Hettler - Broker - John L. Scott - Des Moines
Michael Ewing - Colliers International
Kevin Carl - Real Estate Project Implementation & Management - UIG
Rob Larsen - Commercial Realtor & Real Estate Advisor
Tom Roush - Commercial Realtor along Hwy 99 for 30 years
Larry Hoff - long term Commercial Realtor / Leasing agent - Burien/Des Moines/ Highline

City Staff:

Tony Piasecki, Roger Baker, Grant Fredricks, Marion Yoshino, Denise Lathrop

Council Members:

Carmen Scott - Finance & Economic Development committee
Dave Kaplan - Public Safety & Transportation committee, Mayor Pro Tem

DISCUSSION:

Michael Ewing

In November & December 2009, NOTHING was happening with representatives of regional brands, the large entities. We are starting to see some activity this spring. It tends to be the younger generation. Their attitude is not as negative as the older generation.

Federal Way has 30% vacancies in First Class office space. So do other areas with LARGE square footage buildings. Des Moines and SeaTac have a lesser percent of vacancies because they don't have the huge empty buildings.

Andy Langsford

The phones are still pretty quiet.

"Downtown Des moines is a Jewel"

He is working on acquiring 5 houses that are side-by-side on Marine View Drive.

They have over an acre downtown on 7th Avenue.

Downtown is the CORE - flexibility is needed from the city.

Raising the height limits to 45 or 55 feet would spur growth.

Determine the ISSUES. Lay the facts on the table. Find SOLUTIONS

(Andy spoke about more flexibility for boat storage yards.)

Grant Fredricks questioned whether encouraging more boat storage in downtown commercial areas was leading to the right balance point for future downtown development. (A possible hindrance to city development concepts)

Rob Larsen

Commented that a \$4,000,000 to \$5,000,000 investor isn't going to keep boat storage for long, they would redevelop for a better return on investment.

Tom Roush

Commented that SeaTac has similar problems with privately owned parking lots. SeaTac has created a contract, executed by a council/developer agreement, which stipulates a significant fine (example \$500,000.) if the property is not redeveloped per terms and stipulated time (example 5 years) agreed to in the contract.

Tony Hettler

THINK! - What does Des Moines have that would draw people with disposable income?

Michael Ewing

- Des Moines needs to RECOGNIZE WHAT THEY ARE.
- Needs an obvious ENTRANCE to town.
- Needs "COLLEGE KID SHOPPING" - LINKED to the college area.
- Needs GROUND transportation connections to other places.
- Listen to the builders (mentioned David Litowicz)
- TACOMA just did a very large study of HEIGHT LIMITS. Different answers for various kinds of areas. Added heights can be negotiated with mitigation fees that support parks or transportation.
- MIXED USE IS A BEAR. It only works on 5 stories and up. It has to be a good-sized project to pencil out.
- The City needs to have open arms. Get in the trenches with the developers.
- AFFORDABLE HOUSING means 800 - 1000 sq.ft. Developers are looking for those opportunities. (Dave K or someone mentioned that Des Moines already has more than its fair share of affordable housing.)
- MIXED USE is driven by parking - need 2 cars inside the complex for every living unit. (Once all lots are built on, adequate parking will be a problem if it wasn't addressed properly in the beginning).
- The Magic Number (HEIGHT) in Tacoma has been 70 to 85', otherwise the project doesn't pencil out.

Dave Kaplan

This City Council WANTS downtown to flourish. Give us suggestions on how to prompt property owners to make repairs, do improvements.

(Later there are response comments on this subject by Larry Hoff & Kevin Carl)

Kevin Carl

- He is partnering in potential Des Moines projects. Current commercial height limits don't allow projects to pencil out.
- The Marina alone won't attract the necessary critical mass of people. EDMONDS is situated similarly, they have the advantage of a dynamic flow of outside people through their car-ferry terminal.
- Glad to hear the water main issue is being dealt with.
- PRESERVE VIEW CORRIDORS - VERY IMPORTANT
? WHAT IS DES MOINES SENSE OF WHAT/WHO IT IS?
- Gather /polish those recreational resources.
- Create Regional interest
- Create a LINKED NETWORK - Downtown to other centers.
- Partner with the college.
- Give people a REASON to come to Des Moines (rather than Seattle, etc.)

Denise Lathrop (focused on downtown planning)

How large a project do you need to make it pencil out?

Kevin Carl

- Half a city block and 24,000 to 30,000 sq.ft.
- In Montlake Terrace the city government is going out of their way to help growth with tax incentives, and Dept of Commerce stimulus money for energy efficient development. VERY EFFECTIVE TOOLS.

Michael Ewing

YOU HAVE A BEAUTIFUL WATERFRONT SETTING.

It s all on how you promote it.

He has a developer coming in from St. Louis, wants to develop 400 units.

-LOOK AT THE BIG PICTURE - WHAT ARE YOUR DRIVERS?

Waterfront

College

Historic Park (when repaired)

Marine Biology (MaST center at Redondo)

Renton & Bellevue have both invited investors to meetings based on

“WHY YOU SHOULD INVEST HERE”

Des Moines needs to be aggressive.

Development on Hwy 99

The word on the street is that Des Moines & Kent don't get along.

Investors and developers don't want to be caught between conflicts.

Kevin Carl

You are at a real disadvantage if you dont require or provide enough parking.

Michael Ewing

PLAN PARKING IN ADVANCE not when its too late.

Larry Hoff

I work with the “Mom & Pops”. They are on the edge. I am seeing rent reductions where \$1,500 a month is reduced to \$1,000. We are still losing parties who have been in business for years. Square foot rent rates are continuing to decline, now going down to \$6.00 or \$8.00 or \$9.00. Banks aren't taking risks. Building owners are having to absorb losses in order for tenants to stay and survive. An empty space may not bring rent in again for months, and then may need costly changes for the new tenant. New tenants have lots of places to choose from, and bargain for improvements, better heating, lighting, lower energy costs, easier start-up rates.

Kevin Carl

Every month, tenants need reduced rent to survive.

Michael Ewing

If you are a potential tenant, considering 5 or 6 cities, you will go with the easiest and fastest to work with.

Rob Larsen

-CREATE A VISION and a plan for downtown Des Moines

-Understand the differences in each part of the city.

-Recognize that OTHER JURISDICTIONS are aggressively going after the same investors.

-Educate the Council

-Get the word out about Des Moines

Larry Hoff

-The whole concept is to MAKE IT POSSIBLE.

-CITY - BE MORE FLEXIBLE

-Give people a break during these difficult times.

Andy Langsford

IMPORTANT that downtown identity includes “MARINA DISTRICT”

Michael Ewing

It is important to be able to say good things about SCHOOLS and low CRIME RATE.

Tony Hettler

There is a degree of "local agent" STIGMA about Des Moines - Flight Noise, crime, etc. Some agents simply don't show properties in Des Moines.

Larry Hoff

Minority populations are really growing, it is important to recognize their needs and preferences and shopping patterns.

Question by Chief Roger Baker: Is crime an issue?

ANSWER: All agreed that there is NOT a fear of crime keeping business away.

NOTE; The meeting was scheduled from 10:00 a.m. to 11:30. Everyone was so engaged in the discussion that it did not end until 12:20. A suggestion was made that additional meetings could occur quarterly. The single response was that market conditions were unlikely to change enough to warrant meeting again that soon.

Craig Roberts intended to attend, but had a scheduling conflict. He currently represents 7 listings downtown (owned by Dr. Andrews), and requested a copy of the notes of the meeting.

THOR Martin Y.
 From Dave K.
Feb, 24, 2018

DM Economic Development Roundtable

check out the book
 from Good
 to Great
 recommended by
 Andy Langford

- Carmen welcomed everyone & invited them to offer up their thoughts.

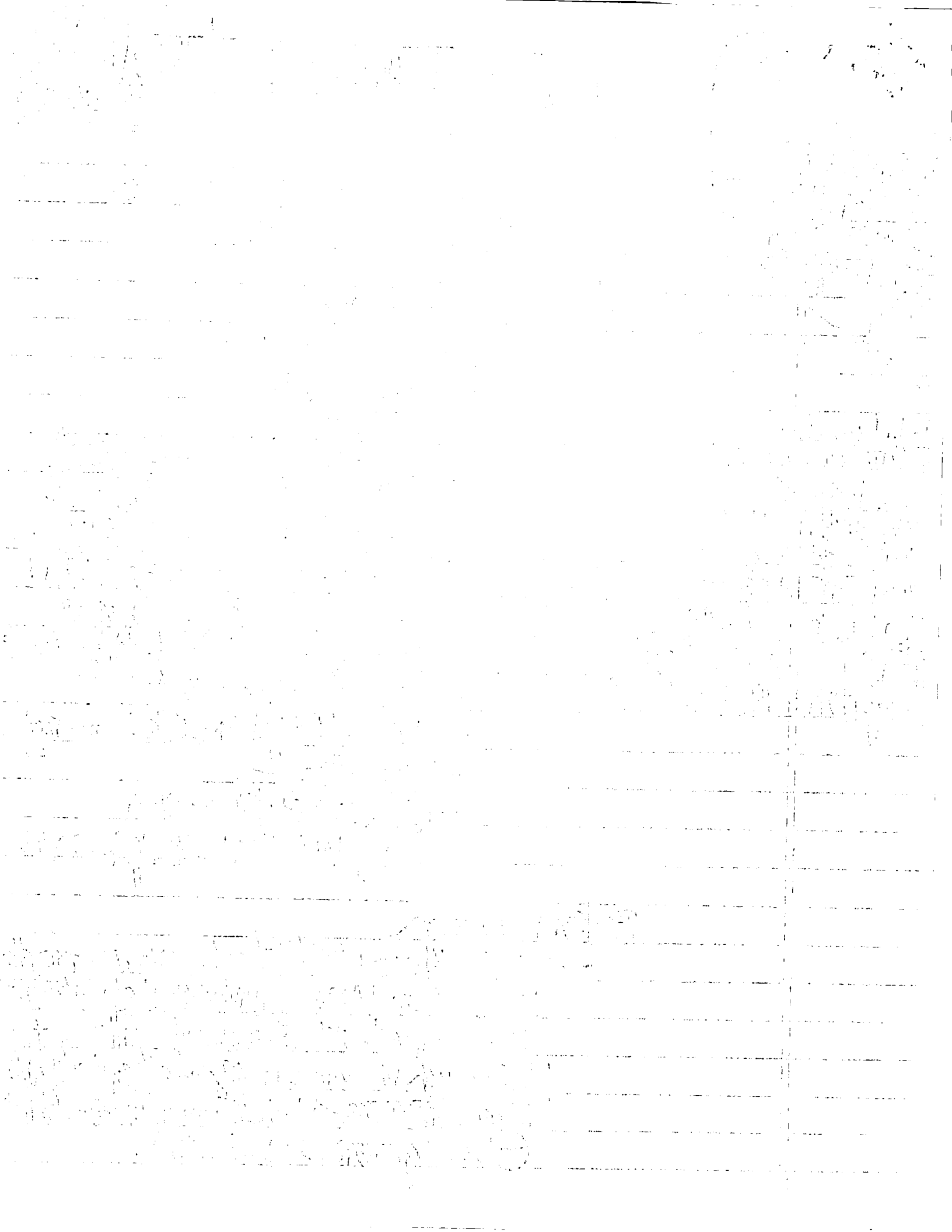
- Why Invest in Des Moines

- marina improvements
- DM Beach Park
- Field House
- Transportation Gateway Project
- Upgrade water system in downtown
- Mayor has worked hard to bring foreign investment to DM
- Waterview Crossing project
- We're convenient & centrally located
- Proximity to the airport
- Home of Highline CC, promotion to state
- New schools
- Crime rate going down
- Shop Waterland program (discuss)

Andy Langford
 Brooks Powell Powell Homes
 Tony Hettler or Scott
 Michael Ewing Callister Int'l
 Lewin Carr RE-development (mixed use)
 Rob Langer Clemkath
 Tom Reuser Skyline Properties
 Larry Hoff Hoff Commercial

- Broker Discussion

→ retail office market hit hard a year ago; starting to see "mom & pop" re-entering the market now
 Younger investors & entrepreneurs still moving forward
 Not as much vacancy in DM as elsewhere w/o large structures. Mike Ewing optimistic for future
 Good "grassroots" indications,



DM Economic Development Roundtable

Feb 24, 201

Andy: Downtown DM is the core of the city.
City being flexible w/ property owners
is important. Height limits should go up
to 45 or 55. Need a unified vision
for DM, that will lead to other growth
in the city. No one wants to take the big leap
Things are picking up this year.

Tom: SeaTac strikes a development agreement,
and then payment after X years is no longer

Carmen asked about the makeup of businesses (lack of diversity)?

Tony: It's what people choose to spend their
disposable income. mixed use residential &
specialty stores.

Michael: DM is two cities — downtown & Tacoma
talked about foreign investment. Place for
Highline CC students to go makes sense.

Need to link downtown and the highway.

Wetlands issues along Hwy 99.
Tacoma reviewed their city wide height
requirements. Extra fee/tax for parks.

More sidewalks in Des Moines.
Mixed use is difficult w/ heights of 5 stories.
Must be good fine to make it work.
People will be looking for more affordable
housing (500 to 1000 sq ft).

Tacoma mixed use
tax credits
magic # in Tacoma
75-85

Parking # and
an issue →

Am Econ. Devel. RT

Feb. 24, 2010

Kevin: looked at downtown — height limits, leave gates too low. Marina isn't enough for a critical mass. I didn't see growth "in the last decade" should feel heights should be 85' but must maintain view corridors. "This challenge is that it is not a destination, Edmonds has a ferry terminal; that's why they have growth & draw regional interest"

• No linked network (trails, etc) to surrounding communities. Likes idea of getting Highline CC students to downtown (more youthful energy). Transit is key — if not light rail, then bus service to get people downtown

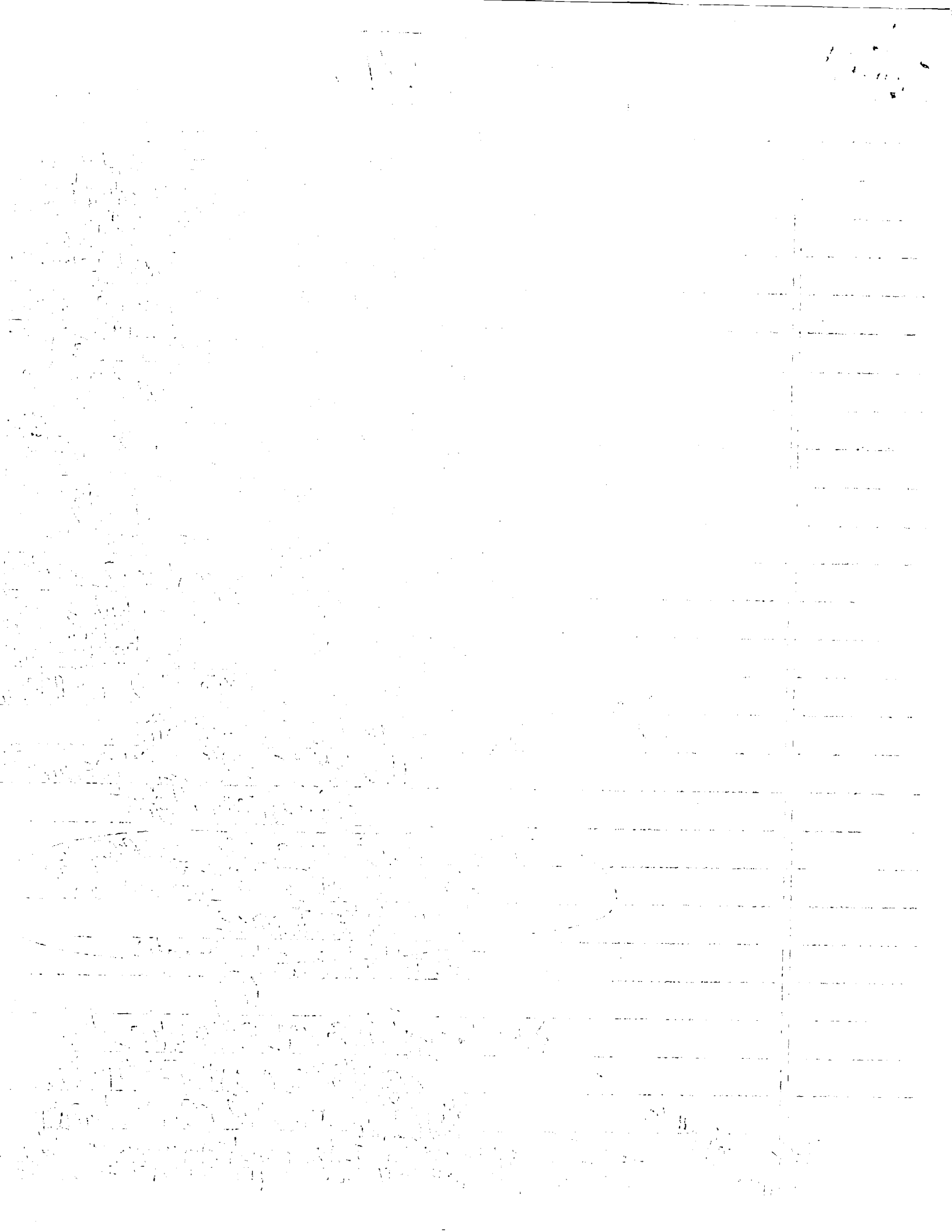
• "Am needs to figure out its identity." • 24K to 30K sq ft footprints to make it pencil out

WA Dept. of Commerce grant for energy development district for downtown mountain terrace.

→ Starts with the city itself.

Michael: Investors are looking for 400 unit developments not 200 units.

"Be Aggressive" • Need to link the college & downtown • Inviting people into see why to invest here is important



Am/Kent boundary issues.

Larry: "The process should be to MAKE IT POSSIBLE. Planning on use of land for short term."

Larry: Does work for mom & pop. They're on the edge. Property owners having the give up a lot to rent space. We're going to have a lower base level. How to increase their business — at least 2 years. Financing from banks not available. Looking for a way to lower the risk (for small business). They need improvements & a way to get out of leases.

Kevin echoed Larry's comments.
Rob echoed Larry's comments.

Andy: Story to tell w/ "Marina District"
- making use of existing buildings
- increase height limits

Checked if there is crime problem in perception of crime problem.
"No just still on PAC Hwy."

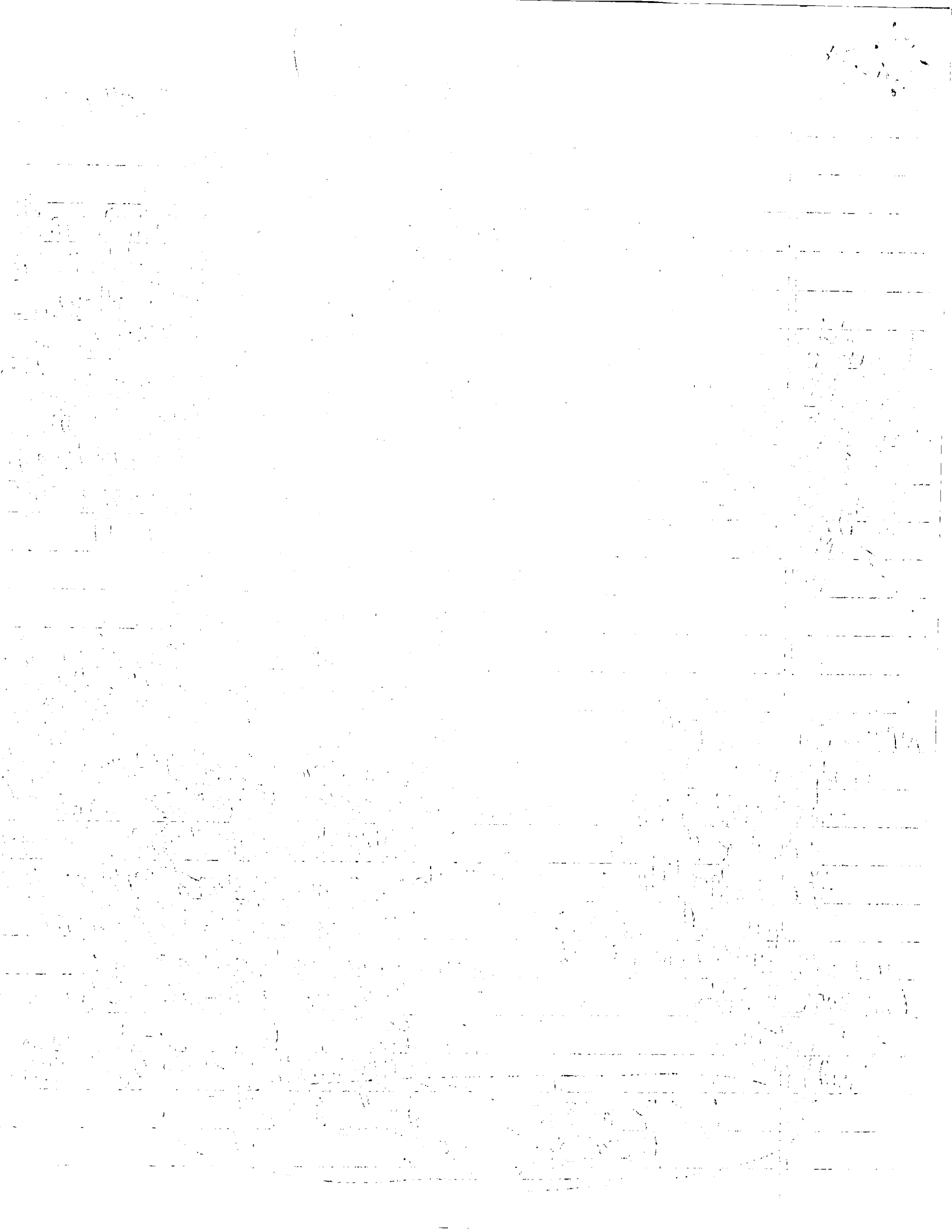
- Create an understanding of the different markets in Downtown vs Pacific Ridge
- Do studies and analysis of the various markets
- Encouraging investment in water system & schools
- You have no distinct vision of downtown



Reconnect throughout town
Downtown will have to be more
Educating property owners and
opportunity to educate the community

Get the message out about AM.

Larry mentioned cultural diversity of our area.



Brooks' Ideas

Easy Low Cost Economic Initiatives

2/28/10
Tony
(As per roundtable discussion)

Assumption: The City is probably operating at the lowest possible overhead at this point. Expenses and staff have been trimmed as much as possible to allow for the City to balance the budget. Given that efficiency, what incentives or initiatives can the City create that won't decrease revenue, but will stimulate economic development and increase revenue in the future. We need to jump start the economy in Des Moines.

Step One: Do a quick inventory of all vacant land and vacant retail/commercial space in the City. Most any brokerage company will have this information readily available

Step Two: Identify property and building owners from Step One. Contact these owners w/ your Step 3 and Step 4

Step Three: Construction Incentive:

- Provide a 10 year property tax freeze, with only a cost of living increase each year. This allows property owners to build on their properties while keeping operating costs low. Assessments will move to market at year 11.

- Waive any city sales tax and b & o tax on the construction of new buildings. This will reduce the cost of construction and make Des Moines more attractive.

- Waive any permit fees, transportation, parks etc. on permitting for 3 years. The city already has a minimum staff to run planning and building. Just be more efficient. This will cause a huge PR bonanza and developers will rush to Des Moines.

- Guarantee small project building permits in 30 days. Big projects in 90 days. It is the project owners job to get the plans right. The city just does a cursory overview. IT is not the city's job to make sure the plan is to code, it is the architect, engineer etc. Let them do their job.

Step 4: Retail/Commercial Incentive

- identify all the commercial/retail brokers in greater Puget Sound
- put together an offer to all businesses that relocate or start in Des Moines. Send this offer to all brokers.

Offer:

- All city sales tax waived for 3 years
- all City b and o tax waived for 3 years
- t/i permit done over the counter
- change of use updating waived
- change of use waived
- waive parking requirements until parking is an issue
- plan on doing a ULID to build some parking structures in the future (Savannah GA.)

This is from Marion, 11

B+O Tax exemption for startups

Yes, you have some leeway in crafting your own B&O tax credits. The statutes governing the state B&O tax do not apply to the city's B&O tax; the city's B&O tax authority derives from RCW 35.21.706 -.710, and is restricted by the provisions of the model B&O tax ordinance developed pursuant to the mandate in chapter 35.102 RCW. See the AWC web page on the Model B&O Ordinance for more information on the model ordinance. The city is free to develop tax credits not addressed by the mandatory provisions of the model ordinance; RCW 35.102.040(3) states that "Except for the deduction required by RCW 35.102.160 and the system of credits developed to address multiple taxation under subsection (2)(a) of this section, a city may adopt its own provisions for tax exemptions, tax credits, and tax deductions." (Emphasis added.)

The other potential limitation of the ability of the city to provide a tax credit is the state constitution. It could be argued that a tax credit for start-ups would be an unconstitutional gift of public funds, in violation of article 8, section 7 of the state constitution. But, we think it is a reasonable classification, the credit has a proper municipal purpose, and there is no "donative intent" here. So, yes, we think the city could develop a credit for a uniform class of employers that are start-ups, e.g., during their first three years of operation in the city.

Chapter 18.16
RM-900 RESIDENTIAL: MULTIFAMILY 900 ZONE

Sections

<u>18.16.010</u>	Purpose of zone.
<u>18.16.020</u>	Permitted uses.
<u>18.16.025</u>	Hazardous substances.
<u>18.16.030</u>	Lot area.
<u>18.16.040</u>	Lot area per dwelling unit.
<u>18.16.050</u>	Lot width.
<u>18.16.060</u>	Front yard.
<u>18.16.070</u>	Side yard.
<u>18.16.080</u>	Height.
<u>18.16.090</u>	Permissible floor area.
<u>18.16.100</u>	Permissible lot coverage.
<u>18.16.110</u>	Placement of buildings and structures.
<u>18.16.115</u>	Recreation area required.
<u>18.16.120</u>	Prohibition on reclassification of property to RM-900.

18.16.010 Purpose of zone.

The principal objective and purpose to be served by this zone and its application is to establish areas permitting the maximum population density and which also permits uses other than residential, such as medical, dental, and social services and shelter, all for human beings. The uses permitted in this zone relate conveniently and consistently in terms of traffic generated, demands upon public service facilities, and impact upon each other. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. [Ord. 1237 § 3, 1999; Ord. 175 § 1(24.16.010), 1964.]

18.16.020 Permitted uses.

In an RM-900 zone the following uses only are permitted and as specifically provided in and allowed by this chapter, subject to the off-street parking requirements and general provisions and exceptions set forth in this title beginning with chapter 18.36 DMMC:

(1) Any use permitted in an RM-1,800 zone; provided, all such uses shall conform to the conditions set forth in the zone in which they are first permitted except that for dwellings, rest homes, nursing homes, and convalescent homes, the yards, open spaces and lot coverage permitted by this zone shall apply, and day nurseries shall conform to the conditions set forth in the RM-2,400 zone pertaining to such use, except that they need not be in a dwelling unit;

(2) Accessory uses, buildings, and structures as set forth in the single-family residential zone except that where more than one dwelling unit is located on the premises private garages shall be limited to accommodating not more than two cars for each dwelling unit and a boathouse shall be limited to accommodating not more than one private noncommercial pleasure craft for each dwelling unit on the premises;

(3) Apartment hotels;

(4) Hospitals, except mental and alcoholic; provided:

(a) All buildings and structures shall maintain a distance of not less than 45 feet from the property front line and not less than 20 feet from any residential property;

(b) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be established and maintained on any exterior boundary line which is a common property line with residential property, when such residential property is used for residential purposes; provided, that on any portion of such common property line constituting the depth of the required front yard on the residential property such fence, wall, or hedge shall not be less than 36 inches nor more than 42 inches in height;

(5) Hotels; provided:

(a) Restaurants, cocktail lounges, and specialty shops are permitted accessory uses; provided¹, the floor area devoted to such uses shall not exceed 20 percent of the total floor area and entry to such uses shall be from within the main building;

(b) All buildings and structures shall maintain a distance of not less than 20 feet from any lot in a residential zone;

(c) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be erected and maintained on any exterior boundary line which is a common property line with residential property when such residential property is used only for residential purposes, except that on any portion of such common property line constituting the depth of the required front yard on the residential property such fence, wall, or hedge shall not be less than 36 inches nor more than 42 inches in height;

(6) Motels; provided:

(a) Restaurants, cocktail lounges, and specialty shops are permitted accessory uses; provided¹, the floor area devoted to such uses shall not exceed 20 percent of the total floor area and entry to such uses shall be from within the main building;

(b) All buildings and structures shall maintain a distance of not less than 20 feet from any lot in a residential zone;

(c) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be established and maintained on any exterior boundary line which is a common property line with residential property when such residential property is used only for residential purposes, except that on any portion of such common property line constituting the depth of the required front yard on the residential property such fence, wall, or hedge shall not be less than 36 inches nor more than 42 inches in height;

(7) Private clubs and fraternal societies, except those the chief activity of which is a service customarily carried on as a business; provided:

(a) All buildings and structures shall maintain a distance not less than 20 feet from any lot in a residential zone;

(b) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be erected and maintained on any exterior boundary line which is a common property line with residential property when such residential property is used for residential purposes, except that on that portion of such common property line constituting the depth of the required front yard on the residential property such wall, fence, or hedge shall be not less than 36 inches nor more than 42 inches in height;

[illegible]

(8) Professional offices and medical-dental buildings and clinics as defined in this title; provided:

(a) All buildings and structures shall maintain a distance not less than 20 feet from any lot in a residential zone;

(b) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be erected and maintained on an exterior boundary line which is a common property line with residential property when such residential property is used for residential purposes, except that on that portion of such common property line constituting the depth of the required front yard on the residential property such wall, fence, or hedge shall be not less than 36 inches nor more than 42 inches in height;

(9) Sanitariums; provided:

(a) All buildings and structures shall maintain a distance not less than 20 feet from any lot in a residential zone;

(b) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be erected and maintained on any exterior boundary line which is a common property line with residential property when such residential property is used for residential purposes, except that on that portion of such common property line constituting the depth of the required front yard on the residential property such wall, fence, or hedge shall be not less than 36 inches nor more than 42 inches in height;

(10) (Repealed by Ord. 584);

(11) Trailer parks; provided:

(a) The minimum site area for a trailer park shall be not less than three acres;

(b) There shall be at least 2,000 square feet of site area per trailer space;

(c) The property used for a trailer park shall have no access except from a major or secondary street;

(d) Any driveways providing entrance to or exit from the trailer park shall not be closer than 50 feet to a street intersection measured from the street line established by an official control for either of the streets at the intersection;

(e) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be established and maintained across the full width of the site and such wall, fence, or hedge shall be located on, or to the rear of, the rear line of the required front yard; on corner lots and reverse corner lots such a wall, fence, or hedge shall also be installed and maintained along the side street side of the site, and shall observe the required yard on such side street side;

(f) A solid wall or view-obscuring fence or hedge not less than five feet nor more than six feet in height shall be established and maintained on any exterior boundary line which is a common property line with residential property, except that on any portion of such common property line constituting the depth of the required front yard on the residential property no such fence, wall, or hedge shall be required;

(g) If there are any openings in the required wall, fence, or hedge for driveway purposes, such openings shall not be wider than 30 feet;

(h) No residence shall be permitted on the trailer park site except a residence for the owner or manager of such trailer park;

(i) The trailer park must meet all requirements of the King County health department covering the establishment of mobile home parks;

[illegible]

(j) A surety bond guaranteeing to the city the installation of walls, fences, or hedges required in this title is posted prior to the issuance of any permits to construct the park;

(12) Planned unit development as provided in chapter 18.52 DMMC;

(13) Unclassified uses as provided in chapter 18.32 DMMC. [Ord. 1237 §§ 3, 4, 1999; Ord. 584 § 7(part), 1983; Ord. 557 § 5, 1983; Ord. 175 § 1(24.16.020), 1964.]

18.16.025 Hazardous substances.

(1) No use permitted in this chapter, with the exception of public utility and service facilities, shall store any hazardous substance, except that for the purposes of this chapter the following substances shall be exempt:

(a) Heating oil stored in an underground tank sufficiently contained so as to preclude soil and ground water contamination;

(b) Gasoline stored in an approved Underwriters Laboratory container;

(c) Prepackaged retail quantities of fertilizers, pesticides, and auto and home care products only for home use.

(2) Failure to comply with any of the requirements of this section shall be deemed a violation and shall result in enforcement by civil penalty as set forth in DMMC 18.72.060. Any person or business who fails to comply with the provisions of this chapter, or permits a violation to continue after receiving written notice of violation from the community development director, shall be deemed to be causing or permitting a public nuisance and shall be liable in an action for abatement filed by the city in superior court. [Ord. 757 § 11, 1988.]

18.16.030 Lot area.

The minimum required area of a lot in an RM-900 zone shall be 7,200 square feet; provided, that in a multiple lot subdivision approved subsequent to August 3, 1964, the minimum lot area shall be deemed to have been met if the average lot area is not less than 7,200 square feet. In computing the average square foot area of lots in a subdivision, not more than 25 percent of the number of lots may contain an area less than 7,200 square feet and in no case shall a lot contain less than 6,400 square feet. For lots containing more than 7,200 square feet of area not more than 8,000 square feet of area may be credited in determining the average. [Ord. 175 § 1(24.16.030), 1964.]

18.16.040 Lot area per dwelling unit.

In an RM-900 zone the lot area per dwelling unit shall be not less than 900 square feet. Where a lot contains more than 7,200 square feet of area, there may be one dwelling unit for each 900 square feet of lot area in excess of 7,200 square feet of area. [Ord. 175 § 1(24.16.040), 1964.]

18.16.050 Lot width.

In an RM-900 zone every lot shall have a width of not less than 60 feet. [Ord. 175 § 1(24.16.050), 1964.]

1. The first step in the process of the investigation is the identification of the problem. This is done by the investigator who is responsible for the investigation. The investigator must identify the problem and the scope of the investigation. The investigator must also identify the objectives of the investigation and the methods to be used. The investigator must also identify the resources available for the investigation.

1. The following information is being provided to you for your information only. It is not intended to be used for any other purpose.

[illegible]

10-10-1966 (1966)
In the 10-10-1966 none
of the 10-10-1966 none
of the 10-10-1966 none

18.16.060 Front yard.

In an RM-900 zone every lot shall have a front yard with a depth not less than 20 feet. In the case of key lots and lots which side upon commercially or industrially zoned property, the required front yard depth shall be not less than 15 feet. [Ord. 175 § 1(24.16.060), 1964.]

18.16.070 Side yard.

In an RM-900 zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than five feet. [Ord. 175 § 1(24.16.070), 1964.]

18.16.080 Height.

In an RM-900 zone no building or structure shall exceed a height of 35 feet. [Ord. 175 §§ 1(24.16.080), 18, 1964.]

18.16.090 Permissible floor area.

The total permissible floor area to be contained within all buildings on a lot or building site shall not exceed two times the square foot area of the lot. This restriction does not apply to dwelling units when they constitute the only use on the lot. [Ord. 175 § 1(24.16.090), 1964.]

18.16.100 Permissible lot coverage.

If a dwelling, rest home, nursing home, or convalescent home is involved, all buildings, including accessory buildings and structures, but not including private swimming pools on residential lots or open areas used to provide parking space, shall not cover more than 60 percent of the area of the lot. If a dwelling, rest home, nursing home, or convalescent home is not involved, then the maximum permissible lot coverage shall not apply. [Ord. 175 § 1(24.16.100), 1964.]

18.16.110 Placement of buildings and structures.

Placement of buildings and structures on any lot in an RM-900 zone shall conform to the following:

(1) Interior Lots.

(a) Any building any portion of which contains one or more dwelling units or accessory living quarters shall observe a distance of not less than five feet from any lot side line and the lot rear line;

(b) The distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than 10 feet;

(c) On the rear third of a lot accessory buildings not containing accessory living quarters may be built to the lot side lines and the lot rear line; provided, not less than 10 feet of the lot rear line shall be free and clear of all buildings; and provided further, if the lot rears upon an alley, a garage with a vehicular entrance from the alley shall maintain a distance of not less than 15 feet from the centerline of the alley.

1. The following information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

2. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

3. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

4. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

5. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

6. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

7. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

8. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

9. The information is being furnished to you for your information only. It is not intended to constitute an offer of insurance or any other financial product. Please consult your insurance broker or financial advisor for more information.

(2) Corner Lots and Reverse Corner Lots.

(a) Any building containing a dwelling unit or accessory living quarters and any other buildings on the same lot shall observe a distance from any lot side line and the lot rear line of five feet;

(b) The distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than 10 feet;

(c) On the rear third of a corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line and the lot rear line; provided, if the lot rears upon an alley a garage with a vehicular entrance from the alley shall maintain a distance not less than 15 feet from the centerline of such alley;

(d) On the rear third of a reverse corner lot accessory buildings not containing accessory living quarters may be built to the lot interior side line, but no building shall be erected closer than five feet to the property line of any abutting lot to the rear unless an alley intervenes, in which case accessory buildings may be built to the lot rear line unless the accessory building is a garage with a vehicular entrance directly from the alley, in which case such building shall maintain a distance of not less than 15 feet from the centerline of the alley;

(e) In all cases the width of the required side yard on the side street side shall be observed. [Ord. 175 §§ 1(24.16.110), 19, 1964.]

18.16.115 Recreation area required.

On-site recreation area shall be provided as specified in chapter 18.45 DMMC. [Ord. 901 § 4, 1991.]

18.16.120 Prohibition on reclassification of property to RM-900.

No real property shall be reclassified to a RM-900 zoning designation on or after January 8, 1990; provided, however, this provision shall not apply to any application for zoning reclassification filed prior to December 21, 1989. [Ord. 829 § 1, 1989.]

Chapter 18.18
RM-900A AND RM-900B RESIDENTIAL: MULTIFAMILY 900A ZONE – RM-900A
AND RESTRICTED SERVICE
ZONE – RM-900B

Sections

<u>18.18.010</u>	Purpose of zones.
<u>18.18.020</u>	Permitted uses.
<u>18.18.025</u>	Hazardous substances.
<u>18.18.030</u>	Lot area in the RM-900A zone.
<u>18.18.035</u>	Lot area in the RM-900B zone.
<u>18.18.040</u>	Lot area per dwelling unit.
<u>18.18.050</u>	Lot width.
<u>18.18.060</u>	Front yard.
<u>18.18.070</u>	Side yard.
<u>18.18.075</u>	Rear yard.
<u>18.18.080</u>	Height.
<u>18.18.090</u>	Permissible floor area.
<u>18.18.100</u>	Permissible lot coverage.
<u>18.18.110</u>	Placement of buildings and structures.
<u>18.18.120</u>	Recreation area required.

18.18.010 Purpose of zones.

The principal objective and purpose to be served by these zones and their application is to establish areas permitting the maximum population density in the RM-900A zone for apartment use only and permit uses other than apartment residential, such as medical, dental, and social services and shelter, all for human beings in the RM-900B zone for restricted services only. The uses permitted in the RM-900B zones relate conveniently and consistently in terms of traffic generated, demands upon public service facilities, and impact upon each other. A related consideration is to make it possible to more efficiently and economically design and install all physical public service facilities in terms of size and capacity to adequately and permanently meet needs resulting from a defined intensity of land use. [Ord. 1237 § 3, 1999; Ord. 255 § 3(part), 1969; Ord. 175 § 1(24.17.010), 1964.]

18.18.020 Permitted uses.

(1) RM-900A Zone. In an RM-900A zone the following uses only are permitted and as specifically provided in and allowed by this chapter, subject to the off-street parking requirements and general provisions and exceptions set forth in this title beginning with chapter 18.36 DMMC:

- (a) Single-family dwellings;
- (b) Multiple-family dwellings;
- (c) The following uses as permitted and restricted in single-family residential zones by DMMC 18.08.020; provided, that any lot coverage restrictions of that section shall be superseded by DMMC 18.18.100:
 - (i) Accessory buildings and uses;
 - (ii) Churches;

07/Dec/98

1	01	01	01
2	01	01	01
3	01	01	01
4	01	01	01
5	01	01	01
6	01	01	01
7	01	01	01
8	01	01	01
9	01	01	01
10	01	01	01
11	01	01	01
12	01	01	01
13	01	01	01
14	01	01	01
15	01	01	01
16	01	01	01
17	01	01	01
18	01	01	01
19	01	01	01
20	01	01	01
21	01	01	01
22	01	01	01
23	01	01	01
24	01	01	01
25	01	01	01
26	01	01	01
27	01	01	01
28	01	01	01
29	01	01	01
30	01	01	01
31	01	01	01
32	01	01	01
33	01	01	01
34	01	01	01
35	01	01	01
36	01	01	01
37	01	01	01
38	01	01	01
39	01	01	01
40	01	01	01
41	01	01	01
42	01	01	01
43	01	01	01
44	01	01	01
45	01	01	01
46	01	01	01
47	01	01	01
48	01	01	01
49	01	01	01
50	01	01	01
51	01	01	01
52	01	01	01
53	01	01	01
54	01	01	01
55	01	01	01
56	01	01	01
57	01	01	01
58	01	01	01
59	01	01	01
60	01	01	01
61	01	01	01
62	01	01	01
63	01	01	01
64	01	01	01
65	01	01	01
66	01	01	01
67	01	01	01
68	01	01	01
69	01	01	01
70	01	01	01
71	01	01	01
72	01	01	01
73	01	01	01
74	01	01	01
75	01	01	01
76	01	01	01
77	01	01	01
78	01	01	01
79	01	01	01
80	01	01	01
81	01	01	01
82	01	01	01
83	01	01	01
84	01	01	01
85	01	01	01
86	01	01	01
87	01	01	01
88	01	01	01
89	01	01	01
90	01	01	01
91	01	01	01
92	01	01	01
93	01	01	01
94	01	01	01
95	01	01	01
96	01	01	01
97	01	01	01
98	01	01	01
99	01	01	01
100	01	01	01

1. The purpose of this study is to determine the effect of the use of the computer on the performance of the task of the operator. The study was conducted in a laboratory setting. The participants were 10 experienced operators. The task was to perform a series of operations on a computer. The results of the study are as follows:

2. The use of the computer significantly improved the performance of the task. The time taken to complete the task was reduced by 50%. The number of errors was reduced by 75%. The participants reported that they found the use of the computer to be more efficient and less stressful.

3. The study also found that the use of the computer had a positive effect on the participants' confidence. The participants reported that they felt more confident in their ability to perform the task when using the computer. This was likely due to the fact that the computer provided them with immediate feedback and allowed them to see the results of their actions.

4. The study has several limitations. First, the sample size was small. Second, the study was conducted in a laboratory setting, which may not be representative of the real world. Third, the study did not control for the participants' prior experience with the computer. Finally, the study did not measure the participants' satisfaction with the use of the computer.

5. Despite these limitations, the study provides valuable information about the effect of the use of the computer on the performance of the task. The results suggest that the use of the computer can significantly improve the performance of the task. This information can be used to inform the design of computer-based systems and to provide training for operators.

(i) Necessary buildings and land;
(ii) Furniture;
(iii) The following used as a principal dwelling and situated in a single-family residential zone by DMNC 18.08.022; provided, that any lot covered by a single-family residential zone shall be encompassed by DMNC 18.19.12;
(iv) The following used as a principal dwelling and situated in a single-family residential zone by DMNC 18.08.022; provided, that any lot covered by a single-family residential zone shall be encompassed by DMNC 18.19.12;
(v) Multiple-family dwellings;
(vi) Single-family dwellings;
Chapter 18.08 DMNC;

- (ii) Nursery schools, day care centers, or mini-day care programs when located on the same site with public or private schools or churches;
- (iv) Foster care home, 24-hour;
- (v) Libraries, publicly owned;
- (vi) Parks, publicly owned and operated;
- (vii) Public utility facilities;
- (viii) Recreational facilities, community and noncommercial;
- (ix) Schools, elementary, middle, and high and community colleges, public or private;
- (x) Home occupations;
- (xi) Family day care homes;

(d) Planned unit developments as provided in chapter 18.52 DMMC;

(e) Unclassified uses as provided in chapter 18.32 DMMC.

(2) RM-900B Zone. In an RM-900B zone the following uses only are permitted and as specifically provided in and allowed by this chapter, subject to the off-street parking requirements and general provisions and exceptions set forth in this title beginning with chapter 18.36 DMMC:

(a) Retirement housing;

(b) Nursing homes;

(c) Continuing care retirement communities;

(d) Boarding homes;

(e) The following uses, as permitted and restricted in single-family residential zones by DMMC 18.08.020; provided, that any lot coverage restrictions of that section shall be superseded by DMMC 18.18.100:

(i) Accessory buildings and uses;

(ii) Churches;

(iii) Libraries, publicly owned;

(iv) Parks, publicly owned and operated;

(v) Public utility facilities;

(vi) Recreational facilities, community and noncommercial;

(vii) Schools, elementary, middle, and high, community colleges, public or private;

(f) Nursery schools, day care centers, or mini-day care programs, and respite care facilities when located on the same site with retirement housing, nursing homes, continuing care retirement communities, boarding homes, public or private schools, or churches;

(g) Professional offices and medical-dental buildings and clinics if accessory to retirement housing, nursing homes, continuing care retirement communities, or boarding homes;

(h) Administrative offices, libraries, museums, meeting rooms, and the like developed in conjunction with a fraternal society, subject to the issuance of an unclassified use permit as provided in chapter 18.32 DMMC;

(i) Unclassified uses as provided in chapter 18.32 DMMC. [Ord. 1237 § 4, 1999; Ord. 887 § 6, 1991; Ord. 255 § 3(part), 1969; Ord. 175 § 1(24.17.020), 1964.]

18.18.025 Hazardous substances.

(1) No use permitted in this chapter, with the exception of public utility and service facilities, shall store any hazardous substance, except that for the purposes of this chapter the following substances shall be exempt:

- (v) ...
- (vi) ...
- (vii) ...
- (viii) ...
- (ix) ...
- (x) ...
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(1) No use permitted in this chapter with the exception of ...

- (a) Heating oil stored in an underground tank sufficiently contained so as to preclude soil and ground water contamination;
- (b) Gasoline stored in an approved Underwriters Laboratory container;
- (c) Prepackaged retail quantities of fertilizers, pesticides, and auto and home care products only for home use.

(2) Failure to comply with any of the requirements of this section shall be deemed a violation and shall result in enforcement by civil penalty as set forth in DMMC 18.72.060. Any person or business who fails to comply with the provisions of this chapter, or permits a violation to continue after receiving written notice of violation from the community development director, shall be deemed to be causing or permitting a public nuisance and shall be liable in an action for abatement filed by the city in superior court. [Ord. 757 § 12, 1988.]

18.18.030 Lot area in the RM-900A zone.

The minimum required area of a lot in the RM-900A zone shall be 7,200 square feet. [Ord. 887 § 8, 1991: Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.030), 1964.]

18.18.035 Lot area in the RM-900B zone.

The minimum required area of a lot in the RM-900B zone shall be 65,340 square feet. [Ord. 887 § 9, 1991.]

18.18.040 Lot area per dwelling unit.

In the RM-900A zone the lot area per dwelling unit shall be not less than 900 square feet. [Ord. 887 § 10, 1991: Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.040), 1964.]

18.18.050 Lot width.

In RM-900A and RM-900B zones every lot shall have a width of not less than 60 feet. [Ord. 887 § 11, 1991: Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.050), 1964.]

18.18.060 Front yard.

In an RM-900A and RM-900B zone every lot shall have a front yard with a depth not less than 20 feet. [Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.060), 1964.]

18.18.070 Side yard.

In an RM-900A and RM-900B zone every lot shall have a side yard on each side of the lot which side yard shall have a width of not less than 15 feet. Exceptions:

- (1) Structures two stories in height may have side yards of 10 feet in width;
- (2) Structures one story in height may have a side yard of five feet from one side and 10 feet from the other side. [Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.070), 1964.]

18.18.075 Rear yard.

In an RM-900A and RM-900B zone every lot shall have a rear yard with a depth of not less than 20 feet. [Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.075), 1964.]

18.18.080 Height.

In RM-900A and RM-900B zones no building or structure shall exceed a height of 35 feet. [Ord. 887 § 12, 1991: Ord. 255 § 3(part), 1969: Ord. 175 § 1(24.17.080), 1964.]

18.18.000 Height of structure shall exceed a height of 25 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code, 1991 Code]

18.18.000 Area of lot shall have a rear yard with a depth of not less than 20 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

(3) Structures shall be set back from the side and rear lot lines by a distance of not less than 10 feet from the front lot line [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

18.18.000 In an RM-000 zone, a structure shall have a rear yard with a depth not less than 20 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

18.18.000 In an RM-000 zone, a structure shall have a rear yard with a depth not less than 20 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

18.18.000 In an RM-000 zone, a structure shall have a rear yard with a depth not less than 20 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

18.18.000 In an RM-000 zone, a structure shall have a rear yard with a depth not less than 20 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

18.18.000 In an RM-000 zone, a structure shall have a rear yard with a depth not less than 20 feet [Ord. 237 § 12, 1991 Code, 1991 Code, 1991 Code]

18.18.090 Permissible floor area.

In an RM-900B zone the total permissible floor area to be contained within all buildings on a lot or building site shall not exceed the square foot area of the lot. This restriction does not apply to dwelling units when they constitute the only use on the lot. [Ord. 887 § 13, 1991; Ord. 255 § 3(part), 1969; Ord. 175 § 1(24.17.090), 1964.]

18.18.100 Permissible lot coverage.

In an RM-900B zone all buildings, including accessory buildings and structures, but not including private swimming pools on residential lots or open areas used to provide parking space, shall not cover more than 60 percent of the area of the lot. [Ord. 887 § 14, 1991; Ord. 255 § 3(part), 1969; Ord. 175 § 1(24.17.100), 1964.]

18.18.110 Placement of buildings and structures.

Placement of buildings and structures on any lot in RM-900A and RM-900B zones shall conform to the following:

(1) The distance between a building containing one or more dwelling units or accessory living quarters and any other buildings on the same lot shall be not less than 10 feet.

(2) On the rear third of a lot, accessory buildings not containing accessory living quarters may be built to the lot side lines and the lot rear line, except as provided below:

(a) On corner and reverse corner lots, structures one story in height shall observe a distance of not less than 10 feet from the lot side line abutting the street.

(b) On interior lots, no building shall be erected closer than 10 feet to the lot rear line.

(c) On corner and reverse corner lots not abutting an alley along the lot rear line, no building shall be erected closer than five feet to the lot rear line.

(d) On corner and reverse corner lots abutting an alley along the lot rear line, accessory buildings may be built to the lot rear line.

(e) On all lots which abut an alley along the lot rear line, a garage with a vehicular entrance from the alley shall maintain a distance not less than 15 feet from the centerline of such alley.

(3) In the RM-900B zone, all buildings and structures shall maintain a distance not less than 20 feet from any lot in a residential zone. [Ord. 1237 § 4, 1999; Ord. 887 § 15, 1991; Ord. 255 § 3(part), 1969; Ord. 175 § 1(24.17.110), 1964.]

18.18.120 Recreation area required.

On-site recreation area shall be provided with multifamily developments as specified in chapter 18.45 DMMC. [Ord. 901 § 5, 1991.]

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[illegible]

will not be considered for the purpose of the award of the contract (c)
 and the award of the contract shall be made on the basis of the lowest
 and best offer received from the bidders.

1. The first step is to identify the **main idea** of the passage. This is usually found in the first sentence.

2. The second step is to identify the **supporting details**. These are the facts and examples that back up the main idea.

3. The third step is to identify the **conclusion**. This is the final statement that summarizes the main point.

4. The fourth step is to identify the **topic sentence**. This is the sentence that states the main idea of the paragraph.

5. The fifth step is to identify the **topic sentence**. This is the sentence that states the main idea of the paragraph.

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On the occasion of the 10th anniversary of the founding of the Ministry of Education, Science and Culture, the Ministry has decided to publish a book on the history of the Ministry. The book will be published in two volumes. The first volume will contain the history of the Ministry from its founding in 1945 to the present. The second volume will contain the history of the Ministry from its founding in 1945 to the present. The book will be published in two volumes. The first volume will contain the history of the Ministry from its founding in 1945 to the present. The second volume will contain the history of the Ministry from its founding in 1945 to the present.

Chapter 18.27
D-C DOWNTOWN
COMMERCIAL ZONE

Sections

<u>18.27.010</u>	Purpose of zone.
<u>18.27.020</u>	Permitted uses.
<u>18.27.030</u>	Environmental performance standards and general limitations.
<u>18.27.040</u>	Dimensional standards.
<u>18.27.050</u>	General site design requirements.
<u>18.27.060</u>	General building design requirements.
<u>18.27.070</u>	Appeal from administrative decisions.

18.27.010 Purpose of zone.

(1) The primary purpose and objective of the downtown commercial (D-C) zone is to enhance, promote, and maintain the business areas of the downtown neighborhood.

(2) It is the further purpose of this zone to: (a) ensure land use compatibility among businesses and residences in terms of permitted uses, building height, bulk, scale; (b) provide a downtown that reflects its waterfront location; and (c) ensure that development occurs consistent with the goals, policies, and implementation strategies of the City of Des Moines Comprehensive Plan.

(3) It is the further purpose of this zone to ensure consistent administration of the provisions of this chapter and to recognize the hearing examiner as the appropriate party for appeal of administrative decisions. [Ord. 1237 § 3, 1999; Ord. 1104 § 1, 1994.]

18.27.020 Permitted uses.

Only those uses listed below, and uses similar in nature as determined by the community development director, may be permitted in the D-C zone. Each use is more fully described in the "Standard Industrial Classification Manual." Listed uses may be otherwise conditioned in this code. The numbers in parentheses following each of the following listed uses refer to the Standard Industrial Classification (SIC) code numbers:

- (1) Horticultural specialties (018);
- (2) Veterinary services for animal specialties (0742) and dog grooming (0752);
- (3) Landscape and horticultural services (078);
- (4) Fish hatcheries and preserves (092);
- (5) Light manufacturing, fabrication, assembly, and sale of the following and closely related products with ancillary retail sales:
 - (a) Food and kindred products (20), excluding meat packing plants (2011) and poultry slaughtering and processing (2015);
 - (b) Textile mill products (22) and apparel and other finished products made from fabrics and similar materials (23);
 - (c) Furniture and fixtures (25);
 - (d) Printing, publishing, and allied industries (27);
 - (e) Leather and leather products (314-319);
 - (f) Glass and glassware, pressed or blown (322);
 - (g) Ceramic wall and floor tile (3253);
 - (h) Pottery and related products (326);

Section 3

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- (i) Cutlery, handtools, and general hardware (342);
- (j) Computer and office equipment (357);
- (k) Industrial and commercial machinery and equipment, not elsewhere classified (3599);
- (l) Electronic and other electrical equipment and components, except computer equipment (36);
- (m) Boat building and repairing (3732);
- (n) Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks (38); and
- (o) Miscellaneous manufacturing industries (3911-3933);
- (6) United States Postal Service facilities (4311);
- (7) Water transportation uses, limited to the following:
 - (a) Boat cleaning;
 - (b) Marinas (4493); and
 - (c) Marine surveyors, except cargo (4499);
- (8) Arrangement of passenger transportation (472);
- (9) Wholesale trade of durable goods, limited to the following:
 - (a) Motor vehicle supplies and new parts (5013), tires and tubes (5014), and motor vehicle parts, used (5015);
 - (b) Home furnishings (5023);
 - (c) Professional and commercial equipment and supplies (504);
 - (d) Electrical goods (506);
 - (e) Hardware (5072);
 - (f) Warm air heating and air-conditioning equipment and supplies (5075);
 - (g) Industrial supplies (5085);
 - (h) Service establishment equipment and supplies (5087);
 - (i) Transportation equipment and supplies, except motor vehicles (5088);
 - (j) Sporting and recreational goods and supplies (5091);
 - (k) Jewelry, watches, precious stones, and precious metals (5094); and
 - (l) Durable goods, not elsewhere classified (5099);
- (10) Wholesale trade of nondurable goods, limited to the following:
 - (a) Paper and paper products (511);
 - (b) Drugs, drug proprietaries, and druggists' sundries (512);
 - (c) Apparel, piece goods, and notions (513);
 - (d) Groceries, general line (5141);
 - (e) Confectionery (5145);
 - (f) Fish and seafoods (5146);
 - (g) Meats and meat products (5147);
 - (h) Groceries and related products, not elsewhere classified (5149);
 - (i) Plastics materials and basic forms and shapes (5162);
 - (j) Beer, wine, and distilled alcoholic beverages (518);
 - (k) Books, periodicals, and newspapers (5192);
 - (l) Flowers, nursery stock, and florists' supplies (5193);
 - (m) Paints, varnishes, and supplies (5198); and
 - (n) Nondurable goods, not elsewhere classified (5199);
- (11) Retail trade, with ancillary wholesale trade, limited to the following:

(1) Pollen tube, with anthers, and style, limited to the following:

(a) Pollen tube, style, and anthers (5103)

(m) Pollen tube, style, and anthers (5103) and

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- (a) Building materials, hardware, and garden supply, except mobile home dealers (52);
- (b) General merchandise stores (53);
- (c) Food stores (54);
- (d) Automotive dealers and gasoline service stations, and other alternative motor vehicle fuels (55);
- (e) Apparel and accessory stores (56);
- (f) Home furniture, furnishings, and equipment stores (57);
- (g) Eating and drinking places (58); and
- (h) Miscellaneous retail (59), except fuel dealers (598);
- (12) Finance, insurance, and real estate institutions and services (60-67);
- (13) Services, limited to the following:
 - (a) Hotels and motels (701);
 - (b) Personal and business services, with ancillary wholesale trade (72-73), except the following:
 - (i) Industrial launderers (7218);
 - (ii) Billboard advertising (7312);
 - (iii) Heavy construction equipment rental and leasing (7353);
 - (iv) Industrial truck rental and leasing (7359); and
 - (v) Oil extraction equipment rental and leasing (7359);
 - (c) Automotive repair, services, and parking (75) limited to the following:
 - (i) Automobile parking (7521);
 - (ii) General automotive repair shops (7538); and
 - (iii) Car washes (7542);
 - (d) Miscellaneous repair services (76), except the following:
 - (i) Tank and boiler cleaning service (7699); and
 - (ii) Tank truck cleaning service (7699);
 - (e) Motion picture services (78);
 - (f) Amusement and recreation services (79), except the following:
 - (i) Adult entertainment facilities and adult motion picture theaters (No SIC);
- and
 - (ii) Racing, including track operation (7948);
- (g) Health services (80);
- (h) Legal services (81);
- (i) Educational services (82);
- (j) Social services (83);
- (k) Museums, art galleries, and botanical and zoological gardens (84);
- (l) Membership organizations (86);
- (m) Engineering, accounting, research, management, and related services (87);
- and
 - (n) Services, not elsewhere classified (89);
- (14) Public administration facilities (91-97), except correctional institutions (9223);
- (15) Mixed use (no SIC code);
- (16) Home occupations (no SIC code), when the conditions set forth in DMMC 18.08.020(18) are satisfied; and
- (17) Public parks (No SIC). [Ord. 1237 § 3, 1999; Ord. 1104 § 2, 1994.]

(17) Public works (to SIC 8000-8999; Ord. 1109 § 2, 1000)
18.02.000 (18) and 18.03.000
(18) Home occupations (to SIC 8000-8999; Ord. 1109 § 2, 1000)
(19) Mixed use (to SIC 8000-8999)
(19) Public education facilities (to SIC 8000-8999; Ord. 1109 § 2, 1000)
(20) Other miscellaneous (to SIC 8000-8999; Ord. 1109 § 2, 1000)

18.27.030 Environmental performance standards and general limitations.

(1) Every use permitted within the D-C zone pursuant to this chapter shall conform to the following general limitations and standards:

(a) As provided by chapter 9.64 DMMC, no use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, , noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials in a manner(s) inconsistent with Title 70 RCW as presently constituted or as may be subsequently amended;

(b) Accessory uses are permitted that are customarily appurtenant or incidental to the principally permitted uses;

(c) Landscaping and fencing are required in accordance with chapter 18.41 DMMC;

(d) All uses shall be primarily contained within an enclosed structure except the following:

(i) Outdoor seating and dining;

(ii) Signs;

(iii) Off-street parking, drive-through facilities, and loading areas;

(iv) Motor vehicle fuel pumps;

(v) Display of merchandise sold on site;

(vi) Boat storage;

(vii) Play/recreation areas; and

(viii) Miscellaneous storage when limited to 25 percent of the site area and when perimeter landscaping and fencing is provided;

(e) In reviewing a proposed permitted use, the community development director may waive or include minimal conditions as may be reasonably needed to ensure that the use is consistent with the purpose of the D-C zone, and to minimize the likelihood of adverse impacts.

(2) Adult entertainment facilities and adult motion picture theaters are not permitted in the D-C zone.

(3) Automobile repair, boat repair, carwashes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards:

(a) Automobile repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;

(b) Unless specifically authorized by the community development director, vehicular access shall be limited to one driveway per street frontage;

(c) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;

(d) A six-foot high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance; and

(e) Vehicle storage shall be limited to those vehicles contracted for repair or service.

(4) Welding repair (7692) is only permitted in an enclosed structure.

(4) Welding repair (T092) is only permitted in an structural structure.

(a) Vehicle storage shall be limited to three vehicles controlled for repair or properly owner prior to building and a maximum of three vehicles.
properly lines first built material, by not, repaired, unless vehicle by the structural
(b) A six-foot high, 100-pound vehicle, including a truck, shall be provided a top
properly lines.

(c) Motor vehicle and pump (if vehicle) shall be set back a minimum of 10 feet from
vehicle access and the first 10 feet of the driveway shall be closed.
(d) Unless an owner has been notified, the driveway shall be closed.
shall be primarily contained within the driveway.
(e) Automobile repair and the first 10 feet of the driveway shall be closed.

standards:
(3) Automobile repair shall be limited to the first 10 feet of the driveway, used with
the D-C zone.
(2) Adult entertainment facilities shall be limited to the first 10 feet of the driveway.
device limited.
the use is controlled within the first 10 feet of the driveway, the first 10 feet of
may work or include a driveway, the first 10 feet of the driveway shall be closed.
(e) In reviewing the first 10 feet of the driveway, the first 10 feet of the driveway
when a permit for the first 10 feet of the driveway is required.

- (viii) Vehicle repair
- (vii) Vehicle repair
- (vi) Vehicle repair
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- (iv) Vehicle repair
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- (i) Vehicle repair

following:
(b) Address of the vehicle shall be limited to the first 10 feet of the driveway.
(c) Limit of the vehicle shall be limited to the first 10 feet of the driveway.
to the first 10 feet of the driveway.

(d) Address of the vehicle shall be limited to the first 10 feet of the driveway.
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permitted in the first 10 feet of the driveway.

(e) Address of the vehicle shall be limited to the first 10 feet of the driveway.
the following:
(1) Every vehicle shall be limited to the first 10 feet of the driveway.

(5) Social service facilities shall conform to the following limitations and standards:

(a) Outdoor play/recreation areas for children shall be set back a minimum of five feet from property lines; and

(b) Unless specifically authorized by the community development director, passenger loading and unloading areas shall be provided on site.

(6) Mixed use development shall conform to the following limitations and standards:

(a) Mixed use structures shall contain area for nonresidential uses at street level as specified below:

(i) Pedestrian access from the public sidewalk to the nonresidential use(s) shall be provided, and

(ii) A minimum of 60 percent of the street level floor area shall be occupied by nonresidential uses;

(b) On-site multifamily recreation area is provided for developments with four or more dwelling units as provided by chapter 18.45 DMMC, except the minimum area of common recreation space per dwelling unit shall be 25 square feet; and

(c) A detached structure that contains residential uses and does not meet the requirements for mixed use structures is prohibited. [Ord. 1237 § 3, 1999; Ord. 1104 § 3, 1994.]

18.27.040 Dimensional standards.

(1) Maximum Building Height. Maximum building height is 35 feet as measured from mean average sidewalk grade or, if there is no sidewalk, from mean average street frontage grade, subject to the following exceptions:

(a) In that portion of the D-C zone abutting the east margin of Marine View Drive, maximum building height must conform to either of the following measurement standards, whichever is higher:

(i) Thirty-five feet from mean average sidewalk grade as measured from Marine View Drive; or

(ii) Twenty-five feet from mean average street frontage grade of 8th Avenue South (including the alley extension of 8th Avenue South north of South 223rd Street).

(b) Maximum building height for properties contiguous to the Des Moines marina is 35 feet as measured from mean average sidewalk grade or mean average street frontage grade at the marina floor, that is also known as vacated Dock Street.

(c) Maximum building height for properties abutting two north/south streets, except properties regulated by subsection (a) of this section, is measured from the street frontage providing primary access to the building as determined by the director of community development.

(d) Maximum building height for properties abutting one north/south street and one east/west street is measured from the north/south street frontage.

(2) Setbacks. All structures shall maintain setbacks from property lines as set forth below:

(a) Where any lot line lies adjacent to a public right-of-way or private street and residentially zoned property lies adjacent to such public right-of-way or private street, or when the lot line abuts a residentially zoned property, a minimum building or structure setback of 10 feet shall be maintained; and

(b) Underground structures are permitted in all required setback areas. [Ord. 1120 § 1, 1995; Ord. 1104 § 4, 1994.]

...shall be maintained as a public right-of-way...
 (b) The minimum building height shall be...
 (c) The minimum building setback shall be...
 (d) The minimum building width shall be...
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...shall be maintained as a public right-of-way...
 (1) The minimum building height shall be...
 (2) The minimum building setback shall be...
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 (50) The minimum building quantity shall be...

18.27.050 General site design requirements.

Development within the D-C zone shall conform to the following site design requirements:

(1) Walkways. Paved pedestrian walkways shall be provided on-site on newly developed properties or materially remodeled, enlarged, or repaired to the extent of 50 percent of the market value as specified below:

(a) Pedestrian walkways shall be provided at or around building(s) of sufficient extent to provide safe pedestrian passage. A minimum six-foot walkway shall be provided adjacent to the principal building entrance(s);

(b) A minimum six-foot pedestrian walkway shall be provided that connects walkways at the building to the street sidewalks. Where no street sidewalk exists, the connecting walkway shall extend to the public right-of-way;

(c) Walkways and sidewalks shall be differentiated from vehicular circulation or vehicular parking areas as approved by the community development director;

(d) Walkways shall conform with all applicable provisions of chapter 51-10 WAC – Barrier-free facilities, as presently constituted or as may be subsequently amended; and

(e) Lighting shall be provided where stairs, curbs, ramps, or abrupt changes in walkway direction occur.

(2) Parking and loading areas. All uses shall conform to the off-street parking provisions and loading area provisions set forth by chapter 18.44 DMMC.

(3) Vehicular access and other right-of-way improvements. There shall be no customer/employee vehicular access to 8th Avenue South between South 223rd Street and South 227th Street from commercial properties. Vehicular access and other right-of-way improvements shall otherwise conform to the provisions of Title 12 DMMC.

(4) Uses within the right-of-way. Sidewalk cafes, vendors, and similar temporary commercial uses within the public right-of-way shall conform to the provisions of Title 12 DMMC and the following provisions:

(a) A minimum of six feet of unobstructed sidewalk shall be maintained;

(b) The applicant shall demonstrate proof of public liability insurance and consent to a public place indemnity agreement;

(c) The duration of right-of-way use permits for commercial purposes shall be limited to one year; applicants may reapply for right-of-way use permits;

(d) Sale or consumption of alcoholic beverages is prohibited;

(e) Applications for right-of-way use permits for commercial purposes shall include the following information:

(i) Proposed items to be placed within the right-of-way, such as seating, tables, fencing, vending carts, etc.;

(ii) Proposed activities to occur within the right-of-way, such as dining, amplification of music, preparation and sale of food or beverage items, etc.;

(iii) Proposed periods of operation, including months of the year, days of the week, hours, etc., and

(iv) Proposed source(s) of utilities such as electrical power;

(f) Applicants must immediately clear the public right-of-way when ordered to do so by city authorities for reasons of public health or safety; and

[illegible]

(g) In reviewing a proposed use within the public right-of-way, the community development director may include conditions as may be reasonably needed to ensure that the use is consistent with the purpose of the D-C zone, and to minimize the likelihood of adverse impacts. The community development director shall deny the request if it is determined that adverse impacts cannot be mitigated satisfactorily.

(5) Landscaping. All uses shall conform to the landscaping and screening provisions set forth by chapter 18.41 DMMC.

(6) Outdoor uses. Outdoor activities such as sales, display, storage, dining, etc., shall not obstruct vehicular or pedestrian visibility or movement. [Ord. 1439 § 2, 2008; Ord. 1427 § 1, 2008; Ord. 1237 § 3, 1999; Ord. 1104 § 5, 1994.]

18.27.060 General building design requirements.

Development within the D-C zone shall conform to the following building design requirements:

(1) Structural encroachments into the right-of-way, such as cornices, signs, eaves, sills, awnings, bay windows, balconies, facade treatment, marquees, etc. shall conform to the provisions set forth by Title 12 DMMC, the Uniform Building Code, and the following provisions:

(a) Structural encroachments into the right-of-way shall be capable of being removed without impact upon the structural integrity of the primary building;

(b) Structural encroachments into the right-of-way shall not result in additional building floor area than would otherwise be allowed;

(c) Except for awnings, signs, and marquees, the maximum horizontal encroachment into the right-of-way shall be two feet;

(d) The maximum horizontal encroachment in the right-of-way by signs shall be four feet;

(e) The maximum horizontal encroachment in the right-of-way by awnings and marquees shall be six feet;

(f) The minimum horizontal distance between the structural encroachment and the curbline shall be two feet;

(g) Except for awnings over the public sidewalk which may be continuous, the maximum length of each balcony, bay window, or similar feature that encroaches the right-of-way shall be 12 feet;

(h) The applicant shall demonstrate proof of public liability insurance and consent to a public place indemnity agreement;

(i) Owners of structural encroachments into the right-of-way must clear the public right-of-way when ordered to do so by city authorities for reasons of public health or safety; and

(j) In reviewing a proposed structural encroachment into the public right-of-way, the community development director may include conditions as may be reasonably needed to ensure that the structure is consistent with the purpose of the D-C zone, and to minimize the likelihood of adverse impacts. The community development director shall deny the request if it is determined that adverse impacts cannot be mitigated satisfactorily.

(2) Pedestrian entrances to nonresidential uses at street level shall conform to all applicable provisions of chapter 51-10 WAC – Barrier-free facilities, as presently constituted or as may be subsequently amended.

[illegible]

1. The Commission has received information from the public that the Commission's current procedures for handling complaints are not adequate to ensure that the Commission is able to handle all complaints in a timely and effective manner. The Commission is currently reviewing the procedures and is expected to complete the review by the end of the year. The Commission is also considering the possibility of hiring additional staff to assist in the handling of complaints.

1. *Chrysomelidae* (a)
 2. *Curculionidae* (b)
 3. *Chrysomelidae* (c)
 4. *Chrysomelidae* (d)
 5. *Chrysomelidae* (e)
 6. *Chrysomelidae* (f)

[illegible]

(i) The Commission shall, in accordance with the provisions of the law, conduct investigations and inquiries into the activities of the persons mentioned in paragraph 1 of this article, and shall submit to the President of the Republic a report on the results of its activities.

With the use of a 1000-ton press, hollow cylinders of 1000-ton aluminum alloy
were formed. The cylinders were then drilled and machined to the required dimensions.
The cylinders were then annealed in a furnace at 600°C for 24 hours to relieve
the stresses. The cylinders were then machined to the required dimensions.
The cylinders were then annealed in a furnace at 600°C for 24 hours to relieve
the stresses. The cylinders were then machined to the required dimensions.

(3) The width of all floors above the second level floor shall not exceed 80 percent of the width of the street level floor. [Ord. 1237 § 3, 1999; Ord. 1104 § 6, 1994.]

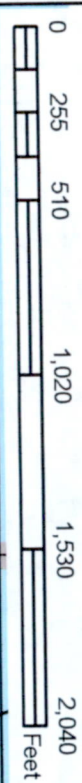
18.27.070 Appeal from administrative decisions.

A person aggrieved by an administrative decision made under this chapter may appeal such decision to the hearing examiner in accordance to the hearing examiner code by filing a written notice of appeal that must be filed within 10 days of such decision. [Ord. 1104 § 10, 1994.]

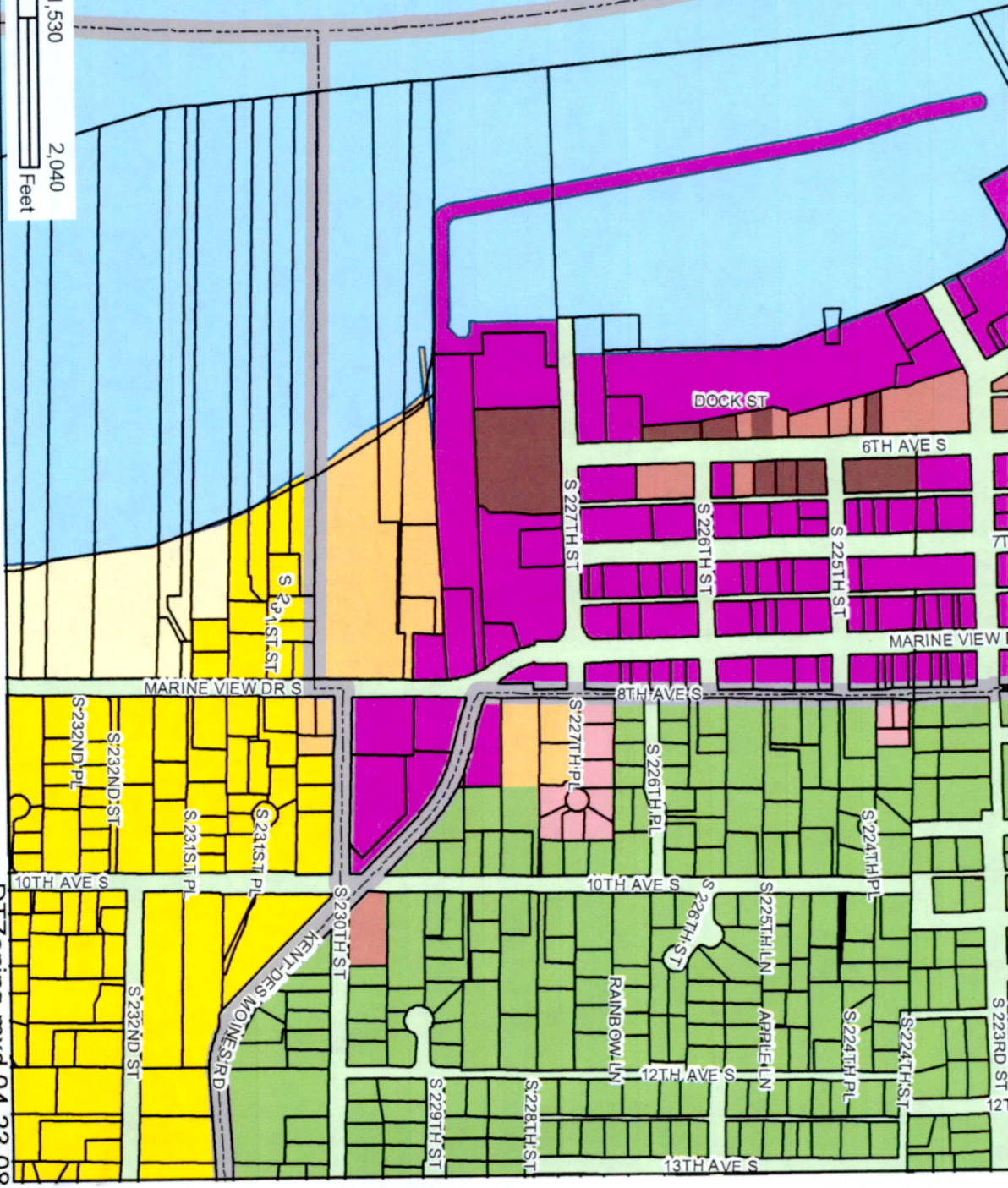
Zoning

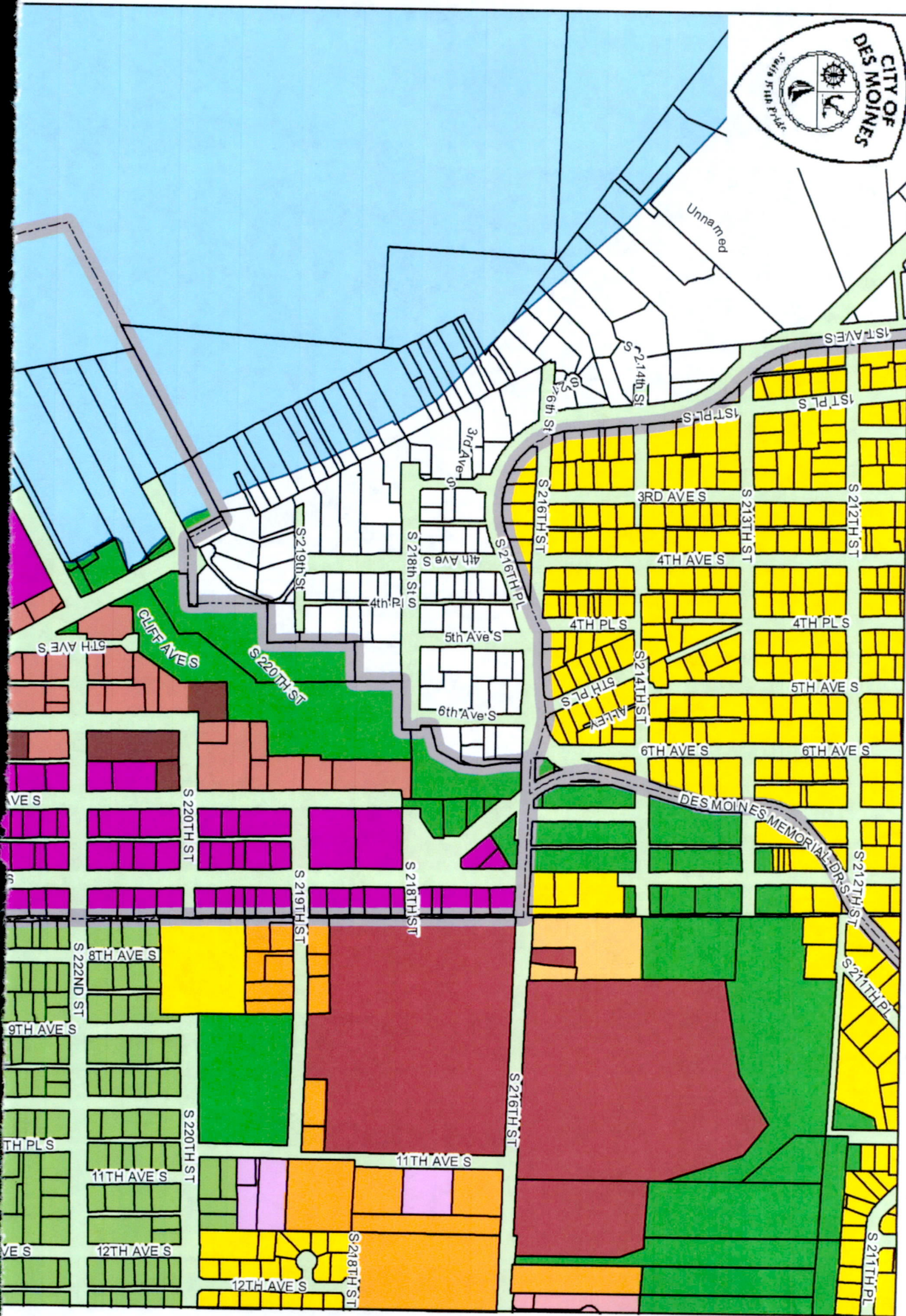
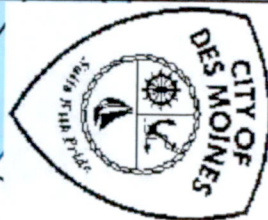
Neighborhood Planning Areas

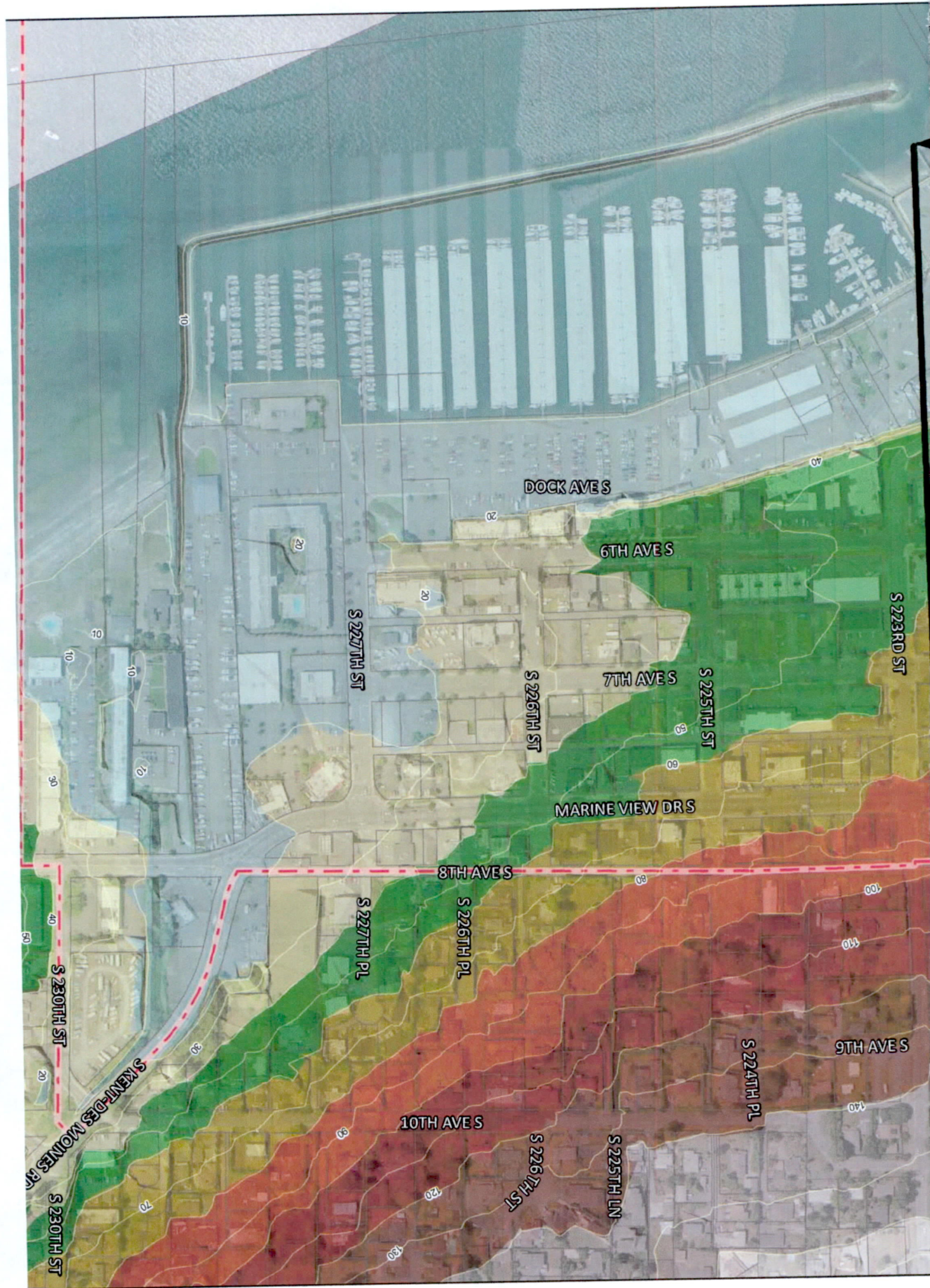
- Residential
 - R-SE Residential: Suburban Estates
 - R-SR Residential: Suburban Residential
 - RS-15000 Residential: Single Family 15,000
 - RS-9600 Residential: Single Family 9600
 - RS-8400 Residential: Single Family 8400
 - RS-7200 Residential: Single Family 7200
 - RA-3600 Residential: Attached Townhouse & Duplex
 - RM-2400 Residential: Multifamily 2400
 - RM-1800 Residential: Multifamily 1800
 - RM-900A Residential: Multifamily 900
 - RM-900B Restricted Service
 - RM-900 Multifamily 900
- Commercial
 - NC Neighborhood Commercial
 - BC Community Business
 - CC Commercial
 - DC Downtown Commercial
 - CG General Commercial
 - BP Business Park
 - HC Highway Commercial
 - Pacific Ridge
 - PR-R Pacific Ridge Residential
 - PR-C1 Pacific Ridge Commercial 1
 - PR-C2 Pacific Ridge Commercial 2



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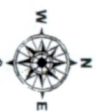




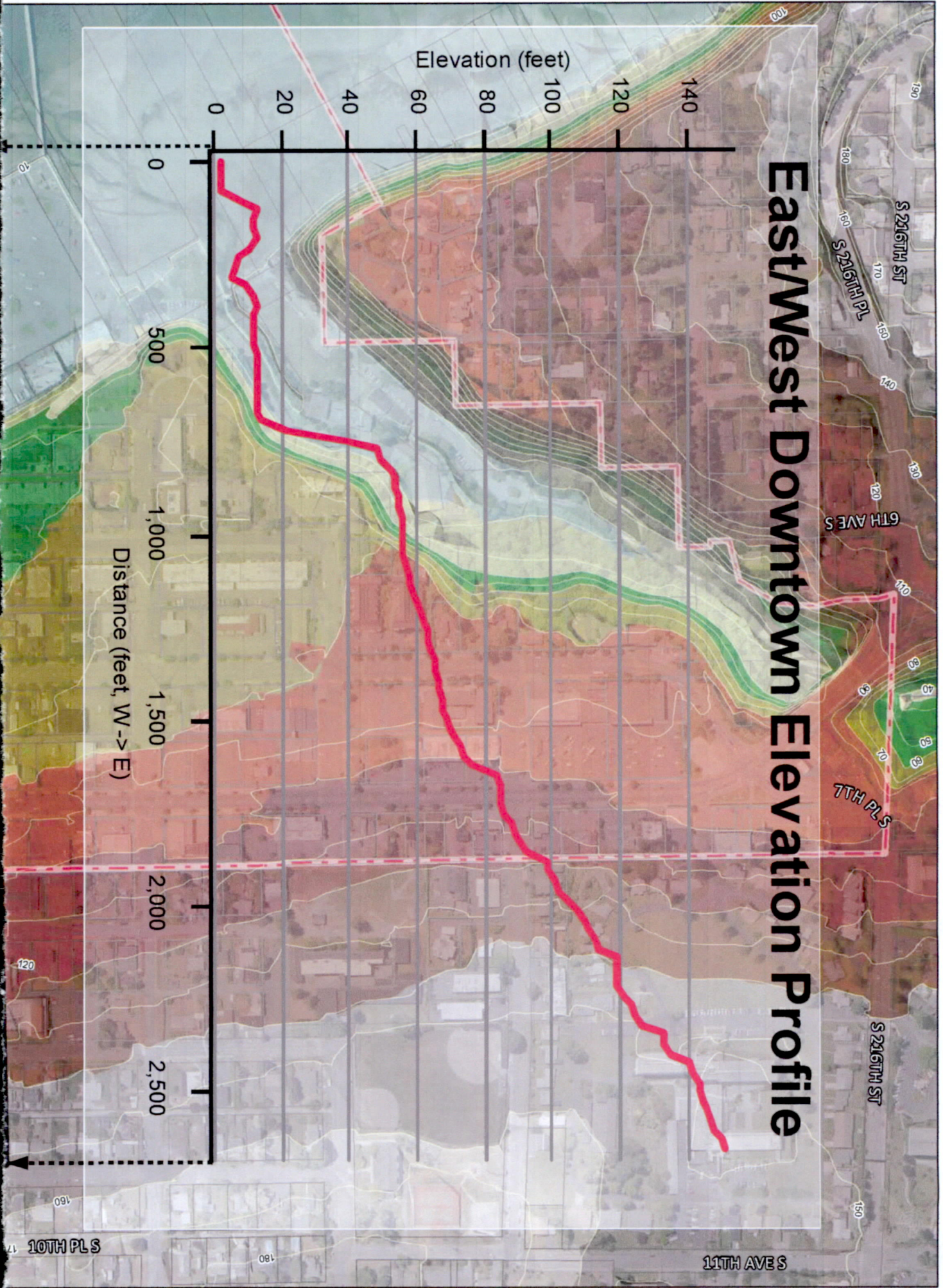


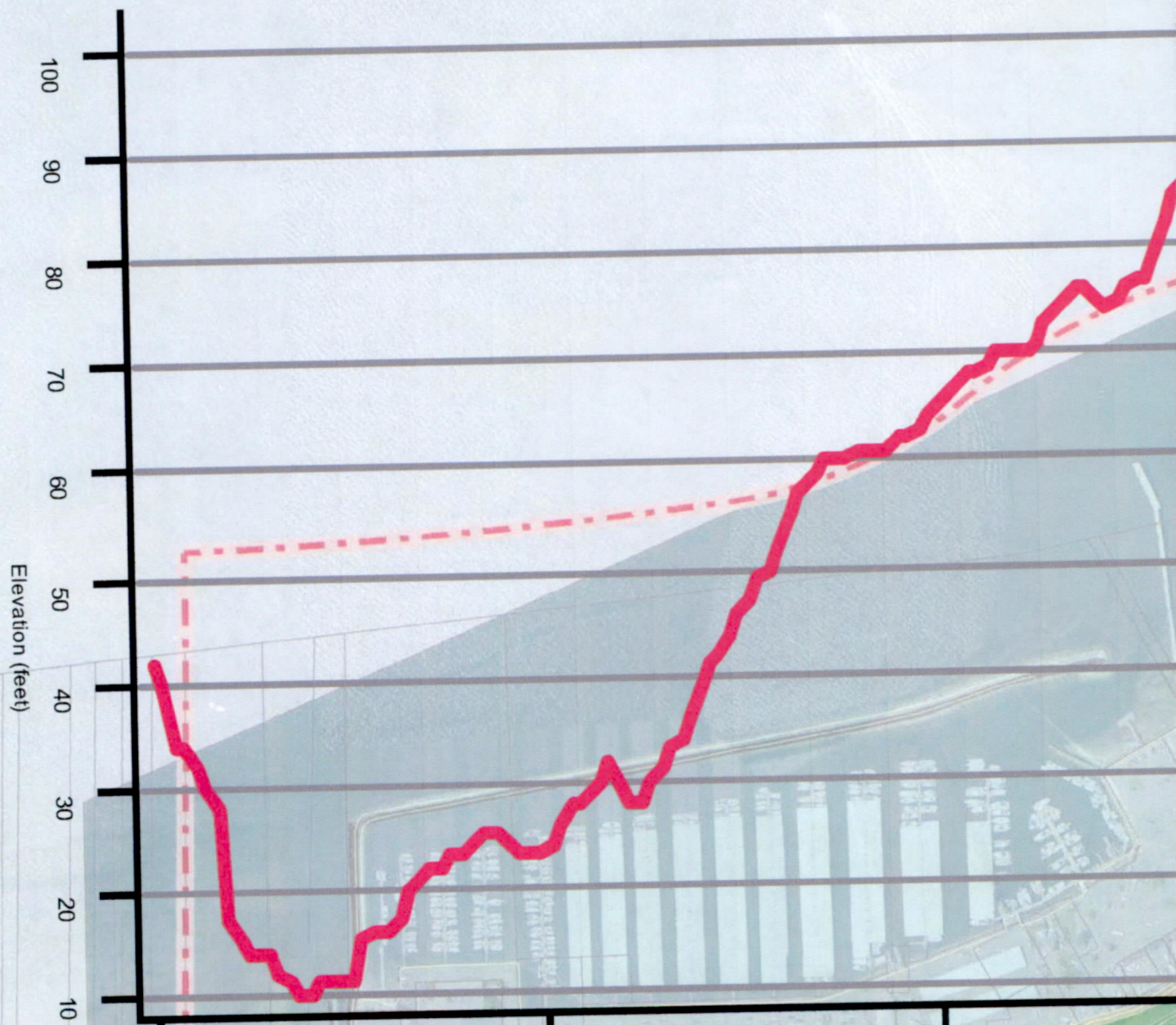


Downtown Neighborhood



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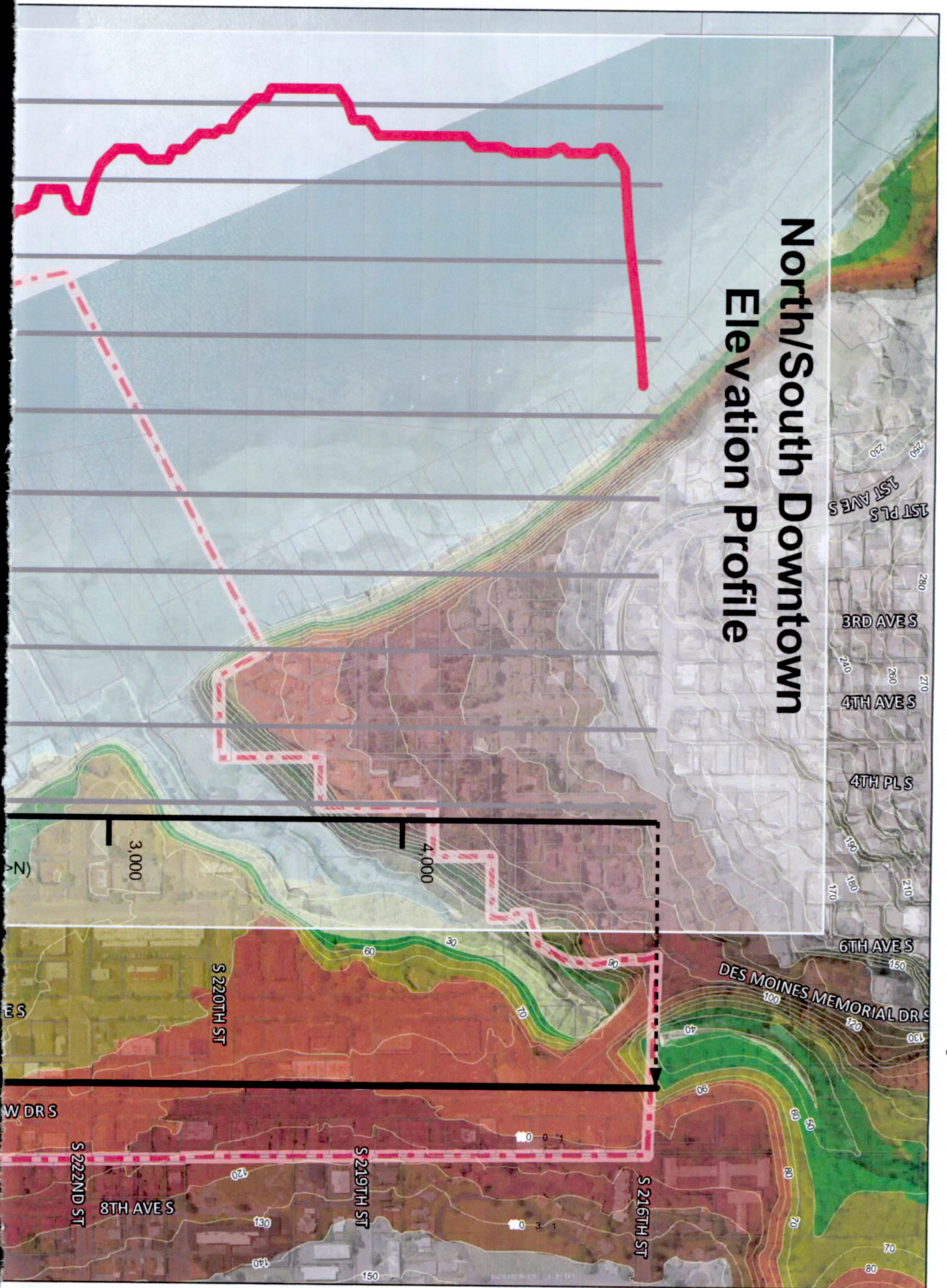


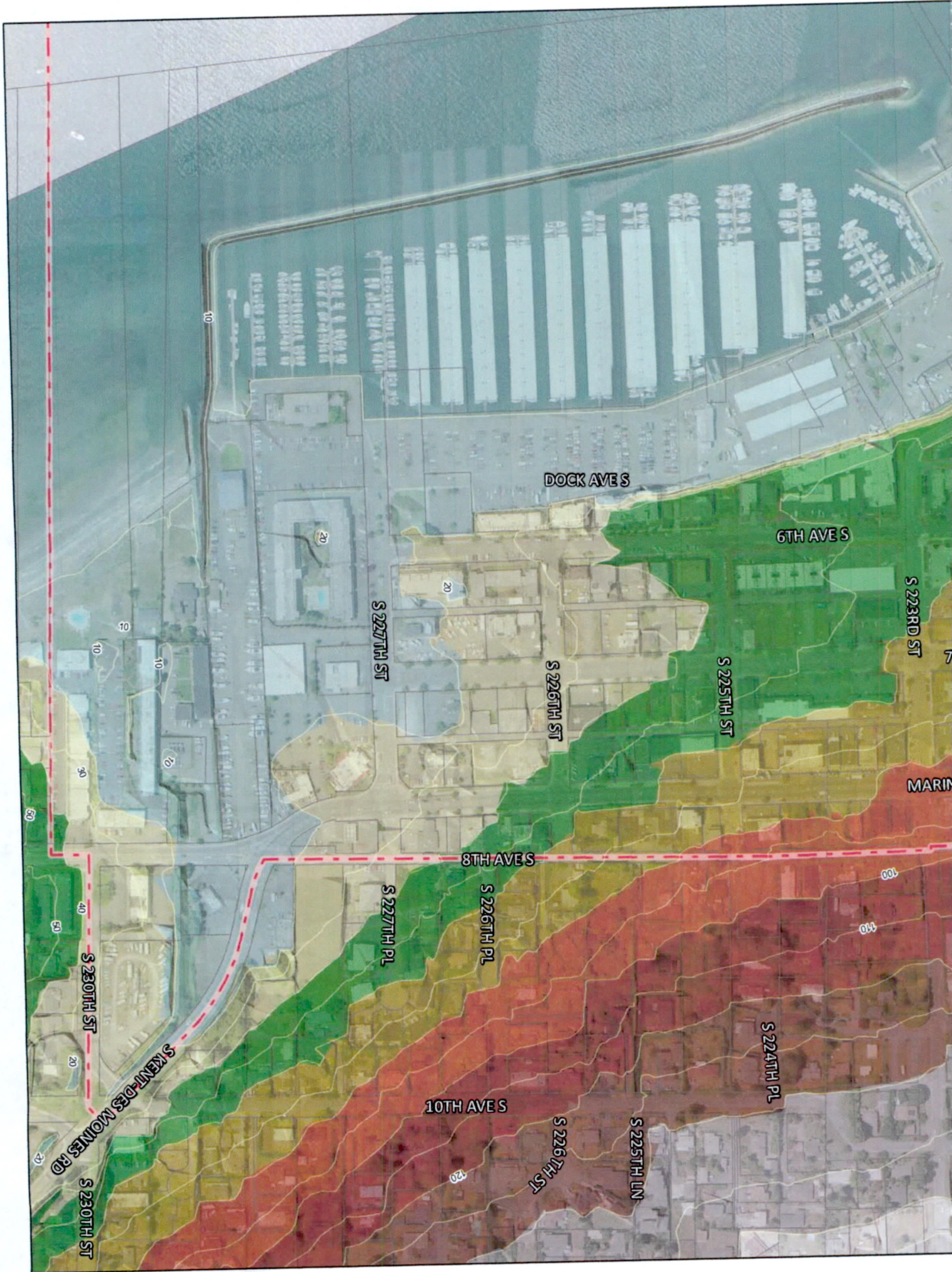
Downtown Neighborhood



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North/South Downtown Elevation Profile







Downtown Neighborhood



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