Example of Including 15'/15% Exception in the Maximum Height
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Dimensional Requirements in Downtown Districts

Downtown Land Use District	Building Type (7) (4)	Maximum Floor Plate Above 40' (9) (24)	Maximum Floor Plate Above 80' (9)(24)	Maximum Lot Coverage	Maximum Building Height	New Maximum Height with 15 Feet or 15%	Floor Area Ratio: Basic / Maximum (10) (8)	Minimum Upper Level Stepback above 45' Where Building Height Exceeds 75' (9)	Tower Separation Above 45'	Trigger for additional height (47) INSTALLMENT 2A
DT-O-1	Nonresidential	24,000 gsf/f	24,000 gsf/f	100%	600'	600' (48)	TBD / 8.0	20'	80'	300'
	Residential	22,000 gsf/f	13,500 gsf/f	100%	600'	600' (48)	TBD / 10.0	20'	80'	450'
	Above-Grade Parking	20,000 gsf/f	20,000 gsf/f	100%	100'	100' (49)	N/A	20'	80'	100'
DT-O-2 North of NE 8th St.	Nonresidential	24,000 gsf/f	24,000 gsf/f	100%	400	460'	TBD / 6.0	20'	80'	250'
	Residential	22,000 gsf/f	13,500 gsf/f	100%	400	460'	TBD / 6.0	20'	80'	250'
	Above-Grade Parking	20,000 gsf/f	20,000 gsf/f	100%	100'	100' (49)	TBD / 6.0	20'	80'	100'
DT-O-2 East of 110th Ave. NE	Nonresidential	24,000 gsf/f	24,000 gsf/f	100%	350	403	TBD / 6.0	20'	80'	250'
	Residential	22,000 gsf/f	13,500 gsf/f	100%	350	403	TBD / 6.0	20'	80'	250'
	Above-Grade Parking	20,000 gsf/f	20,000 gsf/f	100%	100'	100' (49)	TBD / 6.0	20'	80'	100'
DT-O-2 South of NE 4th	Nonresidential	24,000 gsf/f	24,000 gsf/f	100%	300	345'	TBD / 6.0	20'	80'	250'
	Residential	22,000 gsf/f	13,500 gsf/f	100%	300	345'	TBD / 6.0	20'	80'	250'
	Above-Grade Parking	20,000 gsf/f	20,000 gsf/f	100%	100'	100' (49)	TBD / 6.0	20'	80'	100'
DT-MU	Nonresidential	22,000 gsf/f	20,000 gsf/f	100%	200'	230'	TBD / 5.0	20' (46)	80'	100'
	Residential	20,000 gsf/f	13,500 gsf/f	100%	250'	288 2	TBD / 5.0	20'(46)	80'	200'
	Above-Grade Parking	20,000 gsf/f	N/A	75%	60'	60' (49)	N/A	20'(46)	NA	60'
DT-MU Civic Center	Nonresidential	22,000 gsf/f	20,000 gsf/f	100%	350'	403	TBD / 6.0	20'	80'	100'
	Residential	20,000 gsf/f	13,500 gsf/f	100%	350'	403	TBD / 6.0	20'	80'	200'
	Above-Grade Parking	20,000 gsf/f	N/A	75%	60'	60' (49)	N/A	20'	N/A	60'
DT-OB	Nonresidential	20,000 gsf/f	13,500 gsf/f	100%	100'	115'	TBD / 1.0	20'	80'	100'
	Residential	20,000 gsf/f	13,500 gsf/f	100%	200'	230'	TBD / 5.0	20'	80'	200'
	Above-Grade Parking	N/A	N/A	75%	40'	40' (49)	N/A	N/A	N/A	40'
DT-R	Nonresidential	20,000 gsf/f	NA	75%	65'	75	0.5 / 0.5	20'	N/A	65'
	Residential	20,000 gsf/f	13,500 gsf/f	100%	200'	230'	TBD / 5.0	20'	80'	200'
	Above-Grade Parking	N/A	N/A	75%	40'	40' (49)	N/A	N/A	N/A	40'
DT-OLB North	Nonresidential	30,000 gsf/f	20,000 gsf/f	100%	75'	86'	TBD / 3.0	20'	80'	75'

Handout

Example of Including 15'/15% Exception in the Maximum Height
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Downtown Land Use District	Building Type (7) (4)	Maximum Floor Plate Above 40' (9) (24)	Maximum Floor Plate Above 80' (9)(24)	Maximum Lot Coverage	Maximum Building Height	New Maximum Height with 15 Feet or 15%	Floor Area Ratio: Basic / Maximum (10) (8)	Minimum Upper Level Stepback above 45' Where Building Height Exceeds 75' (9)	Tower Separation Above 45'	Trigger for additional height (47) INSTALLMENT 2A
(between NE 8th Street and NE 12th Street)	Residential	20,000 gsf/f	13,500 gsf/f	100%	90'	104'	TBD / 3.0	20'	80'	90'
	Above-Grade Parking	20,000 gsf/f	N/A	75%	45'	45' (49)	N/A	N/A	N/A	45'
DT-OLB Central (between NE 4th Street and NE 8th Street)	Nonresidential	30,000 gsf/f	20,000 gsf/f	100%	350'	403	TBD / 6.0	20'	80'	75'
	Residential	20,000 gsf/f	13,500 gsf/f	100%	350'	403	TBD / 6.0	20'	80'	90'
	Above-Grade Parking	20,000 gsf/f	N/A	75%	45'	45' (49)	N/A	N/A	N/A	45'
DT-OLB South (between Main Street and NE 4th Street)	Nonresidential	30,000 gsf/f	20,000 gsf/f	100%	200'	230'	TBD / 5.0	20'	80'	75'
	Residential	20,000 gsf/f	13,500 gsf/f	100%	200'	230'	TBD / 5.0	20'	80'	90'
	Above-Grade Parking	20,000 gsf/f	N/A	75%	45'	45' (49)	N/A	N/A	N/A	45'

Notes to this chart can be found on page 23

Additional Dimensional Requirements in Downtown Perimeter Overlay Districts

Downtown Perimeter Overlay District	Building Type (7)	Minimum Setback from Downtown Boundary (3)	Maximum Lot Coverage	Building Height: Maximum (8)	Building Height Maximum (with 15% or 15')	Floor Area Ratio: Basic / Maximum (3) (44)	Triggers for Additional Height (47) INSTALLMENT 2A
Perimeter Overlay A-1 (26)	Nonresidential	20'	75%	40'	40' (48)	TBD / 1.0 in DT-MU and DT-OB; 0.5 in DT-R	40'
	Residential	20'	75%	55'	55' (48)	TBD / 3.5	55'
	Above-Grade Parking	20'	75%	40' (9)	40' (49)	N/A	40'
Perimeter Overlay A-2 (26) (46)	Nonresidential	20'	75% in DT-MU 100% in DT-OB	40'	40'(48)	TBD / 1.0	40'
	Residential	20'	75% in DT-MU 100% in DT-OB	70' (26)	70' (48)	TBD / 3.5	55'
	Above-Grade Parking	20'	75%	40' (9)	40' (49)	N/A	40'
Perimeter Overlay A-3 (26) (44)	Nonresidential	20'	75%	70'	70' (48)	TBD / 1.0	40'
	Residential	20'	75%	70'	70' (48)	TBD / 5.0	55'
	Above-Grade Parking	20'	75%	40' (9)	40' (49)	N/A	40'
Perimeter Overlay B-1	Nonresidential	N/A	75% in DT-MU and DT-R 100% in DT-OB	65'	72'	TBD / 1.5 in DT-MU; 1.0 in DT-OB; 0.5 in DT-R	65'

Handout

Example of Including 15'/15% Exception in the Maximum Height
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Downtown Perimeter Overlay District	Building Type (7)	Minimum Setback from Downtown Boundary (3)	Maximum Lot Coverage	Building Height: Maximum (8)	Building Height Maximum (with 15% or 15')	Floor Area Ratio: Basic / Maximum (3) (44)	Triggers for Additional Height (47) INSTALLMENT 2A
	Residential	N/A	75% in DT-MU and DT-R 100% in DT-OB	90'	99'	TBD / 5.0	90'
	Above-Grade Parking	N/A	75%	40'	40' (49)	N/A	40'
Perimeter Overlay B-2	Nonresidential	N/A	75%	65'	72'	TBD / 1.5 in DT-MU; 0.5 in DT-R	65'
	Residential	N/A	75%	160'-240' (45)	176'-264'	TBD / 5.0	90'
	Above-Grade Parking	N/A	75%	40'	40' (49)	N/A	40'
Perimeter Overlay B-3 (44)	Nonresidential	N/A	75%	65'	72'	TBD / 1.5	65'
	Residential	N/A	75%	200'	220'	TBD / 5.0	90'
	Above-Grade Parking	N/A	75%	40'	40' (49)	N/A	40'

20.25A.060

Notes: Dimensional requirements in Downtown Districts and Perimeter Overlay Districts

Footnotes 1, 2, 4 will be deleted and added into "build to" provisions of 20.25A.090.

Footnotes identified as "intentionally deleted will be removed prior to code adoption.

(1) Measured from inside edge of the required perimeter sidewalk. If existing utilities, which cannot reasonably be relocated, require the planting of street trees on the property side of a sidewalk as provided for in LUC 20.25A.090, four feet is added to the required setback.

(2) No parking or vehicle access lane is permitted between the required perimeter sidewalk and the main pedestrian entrance to the building.

(3) Minimum setbacks are subject to required landscape development. See LUC 20.25A.110.

(4) The maximum setback from Main Street in the Downtown-OB District is 0 feet. (Add into "Build To" Line)

(5) Intentionally deleted.

(6) Intentionally deleted.

(7) A single building is considered residential if more than 50 percent of the gross floor area is devoted to residential uses. See LUC 20.50.020 for the definition of "gross floor area."

(8) The maximum permitted FAR may only be achieved by participation in the FAR Amenity Incentive System, LUC 20.25A.070. Where residential and nonresidential uses occur in the same building, the FAR is limited to the maximum FAR for the building type as determined in accordance with Note (7).

(9) See subsection B of this section for exceptions to the minimum stepback and maximum building floor plate requirements.

(10) Intentionally deleted.

(11) Intentionally deleted.

(12) Intentionally deleted.

(13) Intentionally deleted.

(14) Hotels and motels shall be considered as residential structures for all dimensional standards except for maximum floor plate where they shall be considered nonresidential.

(15) Intentionally deleted.

(16) Intentionally deleted.

(17) Intentionally deleted.

(18) Intentionally deleted.

(19) Intentionally deleted.

(20) Intentionally deleted.

(21) Intentionally deleted.

(22) Intentionally deleted.

(23) Intentionally deleted.

(24) The floor plate is the floor area in square feet per floor within the surrounding exterior walls, measured from the interior wall surface and including all openings in the floor plate.

(25) Intentionally deleted.

(26) On lots that are bisected by the Downtown boundary, the Director may allow the minimum setback from the Downtown boundary to be measured from the perimeter property lines abutting other lots located outside the Downtown boundary. The modification must be consistent with the Perimeter District purpose statement contained in subsection B of this section. This provision may be used to modify only the setback location and not the minimum setback size.

(44) TBD

(45) Within Perimeter Overlay B-2, multiple tower projects are allowed variable tower heights of 160 feet to 240 feet with an average of no more than 200 feet. Master Development Plan approval required. Single tower projects within the Perimeter Overlay B-2 shall be limited to 160 feet.

(46) Within Perimeter Overlay A-2, any building exceeding 55 feet is subject to upper level stepback above 40 feet and special open space requirements through TBD.

(47) Building heights exceeding the trigger for additional height shall be subject to a 10% reduction in the applicable maximum allowed floor plate and shall provide ___% of the project limit area for publically accessible, at-grade open space. The applicant shall participate in the Amenity Incentive System using the requisite open space as an amenity.

(48) No additional height allowed. All standards must be granted.

(49) No additional height allowed for parking garages. Any mechanical equipment shall be placed inside the structure.