
CC1 Zone

Garden District PUD Standards

Permitted Land Uses

Commercial, office and residential uses as permitted in SMC 17C.122.070

No Change

Building Height

40 feet per SMC 17C.122.100

No Change

Density/Floor Area Ratio (FAR)

FAR 1.5 for mixed use, FAR 1.0 residential

Will qualify for up to 3.0 FAR based upon public amenity incentives. SMC 17C.122.090

Setbacks and Sidewalks

Per SMC 17C.122.110

No change except: Option for 6 foot planting strip and 6 foot sidewalk in lieu of 12 foot sidewalk.

Design Standards

Per SMC 17C.122.060

No change except: (1) either parallel or angle parking permitted on streets;(2) pedestrian connections in parking lots may be omitted in existing developed parking lots; (3) No requirement for lowered height in boundary between CC1 and RSF within the project; (4) Flat Hardy Hardboard material permitted on ground level of exterior facades; considered as concrete material.

Per 17C.122.060
Design Standards & Guidelines for Centers & Corridors

Pedestrian connections in parking lots per site Plan

Parking and Landscaping

One space per 1000 SF, 1 space per unit per SMC17C.122.120

No change and approval of Joint Use
Parking

Landscaping per SMC 17C.122.130

No change

Landscaping and Screening

Per SMC 17C.200.040 Site Planting Standards

Street Frontage (SMC 17C.200.040A)

Street frontage planting Per Site Plan

Other property Perimeters (SMC 17C.200.040B)

Perimeter Planting Per Site Plan

Parking, Outdoor Sales, and Outdoor Display Areas; Section 3

For Purpose of this PUD, each building has a separate platted lot and parking lot for determining parking lot threshold size.

Completion and Bonding

Per SMC 17C.200.0090

Developer shall post an overall bond of \$10,000 for landscaping. No individual building permit bonds required.

Street Trees

Per SMC 17C.200.050.B

With Developer option to select tree types from Urban Forestry Program approved tree list

Parking and Loading

Per SMC 17C.

Street parking is not provided on all streets. On street parking is provided per the approved site plan.

Driveway depth to be less than 10' or greater than 18'.

Utilities

Single sewer/water services permitted for all multifamily and attached single family buildings with either a single or a manifold meter. City sewer and water permitted in alleys or private drives or streets by easement.