

# STATION AREA OVERLAY DISTRICT

## Changes in the Overlay Proposal

THE PROPOSED STATION AREA OVERLAY DISTRICT PROPOSAL HAS BEEN MODIFIED SINCE BEEN MODIFIED SINCE AUGUST 2000. HERE'S WHAT HAS CHANGED:

### Original Proposal: August 2000

#### Overlay Boundaries

- Maps a Station Area Overlay District boundary for 8 station areas.
- Includes single family zoned properties.
- Add provisions to the Land Use Code's General Rezone Criteria so that when Council evaluates a proposed rezone they would:
  - 1) Consider Station Area Planning recommendations when rezones are proposed within a 1/2 mile of a proposed light rail station.
  - 2) Allow consideration of midrise zoning.

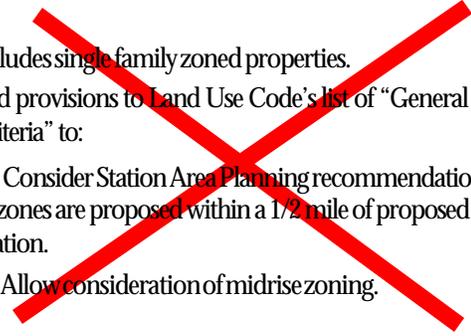
#### Urban Design

- Removes 64% upper level lot coverage limitation.
- Allows Single Purpose Residential uses outright in a Commercial Zone (no conditional use permit is needed).

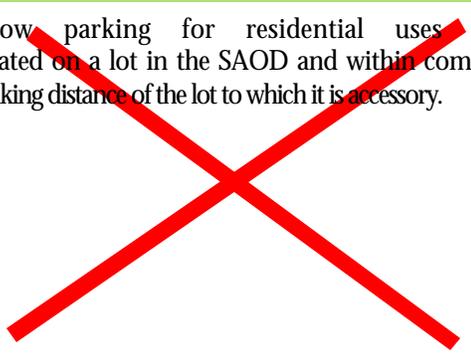
#### Land Use Provisions

- All existing legal businesses and uses are allowed to remain and maintain existing structures and sites.
- The following uses will be prohibited within the SAOD:
  - Long-term non-residential parking
  - Drive in business
  - Vehicle repair
  - Towing services
  - Car wash
  - Heavy commercial services
  - General manufacturing
  - Sales, service & rental of commercial equipment & construction materials
  - Sale of heating fuel
  - Mini-warehouse
  - Warehouse
  - Outdoor storage
  - Sales & rental of motorized vehicles
  - Dry storage of boats
  - Sales & rental of large boats
  - Vessel repair
  - Marine service station
  - Salvage & recycling
  - Spectator sports facilities
  - Wholesale showroom
  - Work-release centers

### What was removed...

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- Includes single family zoned properties.
  - Add provisions to Land Use Code's list of "General Rezone Criteria" to:
    - 1) Consider Station Area Planning recommendations when rezones are proposed within a 1/2 mile of proposed light rail station.
    - 2) Allow consideration of midrise zoning.

No Change.

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- Allow parking for residential uses to be located on a lot in the SAOD and within comfortable walking distance of the lot to which it is accessory.



Current Proposal: June 2001

...and added

Current Proposal:  
June 2001

■ Overlay boundaries include commercial and multifamily zoned properties only, with the exception of Beacon Hill where a small number of single family zoned properties are included in the Overlay and proposed to be rezoned by the North Beacon Hill Neighborhood Plan.

Overlay Boundaries

■ Maps a Station Area Overlay District boundary for 8 station areas.

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No Change.

Urban Design

■ Removes 64% upper level lot coverage limitation.

■ Allows Single Purpose Residential uses outright in a Commercial Zone (no conditional use permit is needed).

■ A one time expansion of certain existing businesses made non-conforming by the SAOD in areas that will not support new development in the near future.

■ Clarify intent to prohibit only principal use, long-term non-residential parking.

■ Allow parking for non-residential uses to be located on a lot in the SAOD and within comfortable walking distance of the lot to which it is accessory.

Land Use Provisions

■ All existing legal businesses and uses are allowed to remain and maintain existing structures and sites.

■ The following new uses will be prohibited within the SAOD:

<ul style="list-style-type: none"> <li>■ Principal use long-term non-residential parking</li> <li>■ Drive in business</li> <li>■ Vehicle repair</li> <li>■ Towing services</li> <li>■ Car wash</li> <li>■ Heavy commercial services</li> <li>■ General manufacturing</li> <li>■ Sales, service &amp; rental of commercial equipment &amp; construction materials</li> <li>■ Sale of heating fuel</li> <li>■ Mini-warehouse</li> </ul>	<ul style="list-style-type: none"> <li>■ Warehouse</li> <li>■ Outdoor storage</li> <li>■ Sales &amp; rental of motorized vehicles</li> <li>■ Dry storage of boats</li> <li>■ Sales &amp; rental of large boats</li> <li>■ Vessel repair</li> <li>■ Marine service station</li> <li>■ Salvage &amp; recycling</li> <li>■ Spectator sports facilities</li> <li>■ Wholesale showroom</li> </ul>
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■ A one time expansion of certain existing businesses made non-conforming by the SAOD in areas that will not support new development in the near future.