

## Attachment E

### SM-UP 85 Zone – Summary of Development Standards

#### Floor Area Ratio (FAR)

| FAR Limit   | Code Section | Maximum floor area for a structure containing residential uses | Commercial |
|---|--------------|--|------------|
| SM-UP 85  | 23.48.720 A  | 5.25   | 5.25       |
| <p>Note: SMC Ch 23.48.720 B and C provide for floor area exemptions and bonuses. For example, floor area used for theaters or arts facilities is exempt from the above FAR limits, as is floor area for street-level uses identified in subsection 23.48.005.D that meet the development standards of subsection 23.48.040.C. In addition, an additional increment of up to 1 FAR is permitted above the maximum FAR limit of the zone if a lot includes an arts facility operated by a for-profit or not-for-profit operator, subject to the following conditions:</p> <ul style="list-style-type: none"> <li>a. The amount of the additional increment of FAR shall not exceed floor area of the arts facility.</li> <li>b. The minimum floor area provided for a qualifying arts facility is 2,500 square feet.               <ul style="list-style-type: none"> <li>c. The space shall be occupied by an arts facility for the life of the project on the lot. If the property owner is unable to secure a for-profit or not-for-profit organization to operate the arts facility, after a six-month period, if the space remains unoccupied, it may be used for other non-profit purposes such as a community and/or public area, under the following conditions:                   <ul style="list-style-type: none"> <li>1) The space shall be made available to community and charitable organizations and is not to be used for profit-making activities;</li> <li>2) The space shall be made available for both day and evening use;</li> <li>3) The space shall be made available on a first-come, first-served basis to community and charitable organizations; and</li> <li>4) Availability of the space and contact person(s) shall be made known to community and charitable groups through means such as newspaper articles, radio announcements, and flyers.</li> </ul> </li> <li>d. No permit after the first building permit, no permit for any construction activity other than excavation and shoring, and no permit for occupancy of existing floor area by any use shall be issued for development that includes an arts facility to gain the increase in FAR until the applicant has demonstrated to the satisfaction of the Director that a lease with a for-profit or not-for-profit arts organization has been secured to occupy the space for a minimum of one year.</li> </ul> </li> </ul> |              |  |            |

## Development Standards by Street Classification

*Note: Mercer Street is defined as a Class II Street.*

| Standard  | Code Section         | Class I Street  | Class II Street  | Class III Streets   |
|---|----------------------|---|--|---|
| <p>Street Level Uses;<br/>Retail,<br/>Restaurants,<br/>Entertainment uses, public libraries, public parks, arts facilities.</p> | <p>23.48.005 D.1</p> | <p>75% of street frontage must consist of street level uses. Street level uses must be with 10 feet of street lot line or open space abutting the street.</p> <p>Floor to ceiling clearance shall be a minimum of 13 feet and be 30 feet in depth.</p> <p>Street level uses are exempt from FAR limits if they meet the standards for street level uses on Class 1 streets.</p> | <p>30% of street frontage must consist of street level uses. Street level uses must be with 10 feet of street lot line or open space abutting the street.</p> <p>Floor to ceiling clearance shall be a minimum of 13 feet and be 30 feet in depth.</p> | <p>No requirements, but street level uses are exempt from FAR limits if they meet standards for street level uses on Class I streets.</p> |
| <p>Transparency</p> <p>Transparency requirements apply to all street-facing street-level facades excluding ground</p>           | <p>23.48.040 B</p>   | <p>60% of façade must be transparent.</p>   |  |   |

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|-------------------------------|--|---|
| level residential development |  |   |
| Upper Level Setbacks          | 23.48.735  | 10-foot setback from lot line at 45 feet in height or 65 feet as shown on map.  |
| Parking                       | 23.48.055<br>23.48.702<br>23.48.780<br>23.48.785 | Principal Use Parking Prohibited.<br>No more than 50% of parking above grade.<br>Ground level parking to be separated ROW by another use.<br>Upper level parking to be completely screened.             |
| Mid-Block Connection          | 23.48.740 D                                      | Required for projects on lots 40,000 sf or larger. Connection should average 25 feet in width with a minimum of 15 feet. No more than 35% of the length of the connection shall be covered or enclosed. |
| Blank Façade Limits           | 23.48.040.B.2                                    | The maximum width of blank facades is 15 feet (exceptions permitted for garage doors). Total frontage of blank facades cannot exceed 30% of the façade frontage.  |
| Open Space                    | 23.48.740<br>23.48.250                           | For projects of 40,000 s.f. or greater, usable ground level open space equivalent to 15% of lot area is required.   |