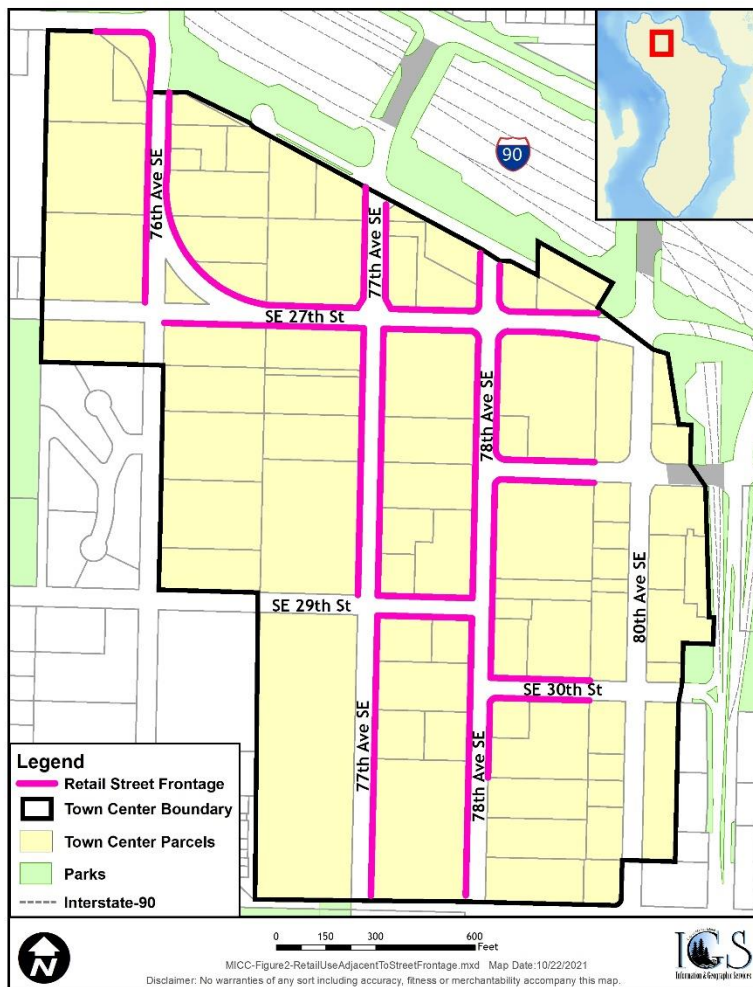


# MICC 19.11.020(B) is repealed in its entirety and replaced\* as follows:

## B. Required Street Frontage Commercial Uses.

1. Retail, restaurant or personal service commercial uses are required adjacent to street frontages as shown on Figure 2.

Figure 2 - Commercial Uses Required Adjacent to Street Frontages



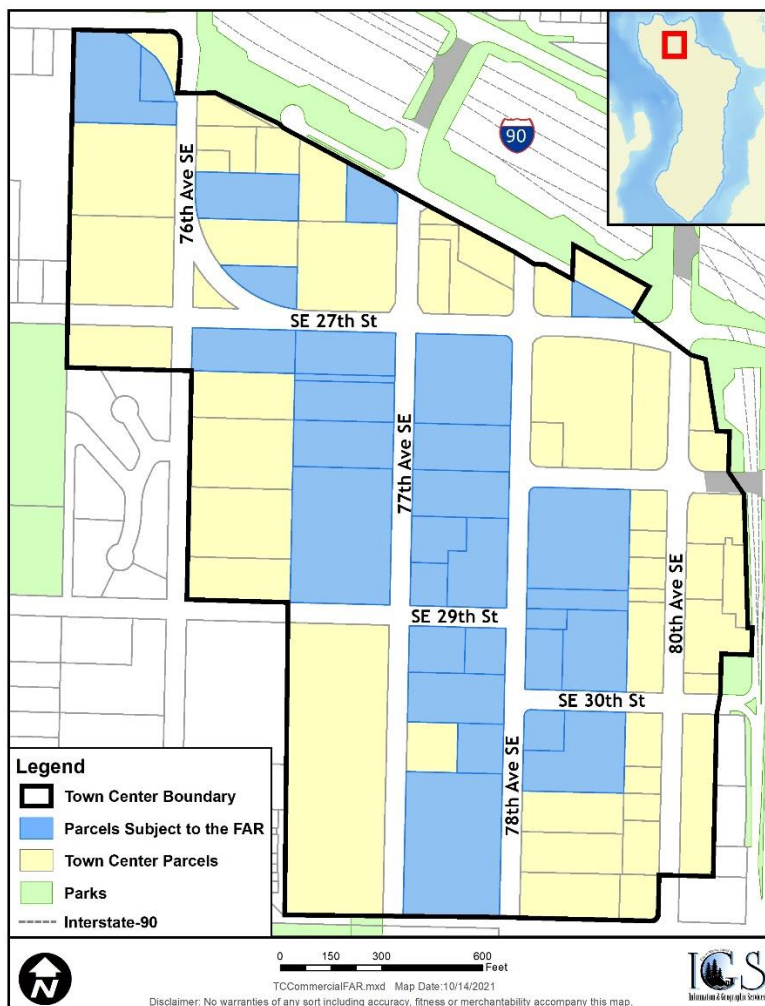
- a. No commercial use shall occupy a continuous linear street frontage exceeding 60 feet in length. The design commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity,

\* Please Note: The new language and maps below may be updated through the issuance of the October 20, 2021 regular meeting packet for the Planning Commission.

including but not limited to: an additional pedestrian entrance onto a sidewalk or through-block connection, or additional 10 percent transparency beyond the requirement of MICC [19.11.100\(B\)\(1\)\(b\)](#).

- b. The minimum required depth of commercial uses along street frontages is 16 feet.
2. The identified parcels as shown on Figure 3 are required to provide a minimum Floor Area Ratio (FAR) equivalent to 0.2623 of the gross lot area as provided by King County for retail, restaurant or personal service commercial uses adjacent to street frontages upon redevelopment equal to or greater than 50% of the current total assessed value as determined by King County.

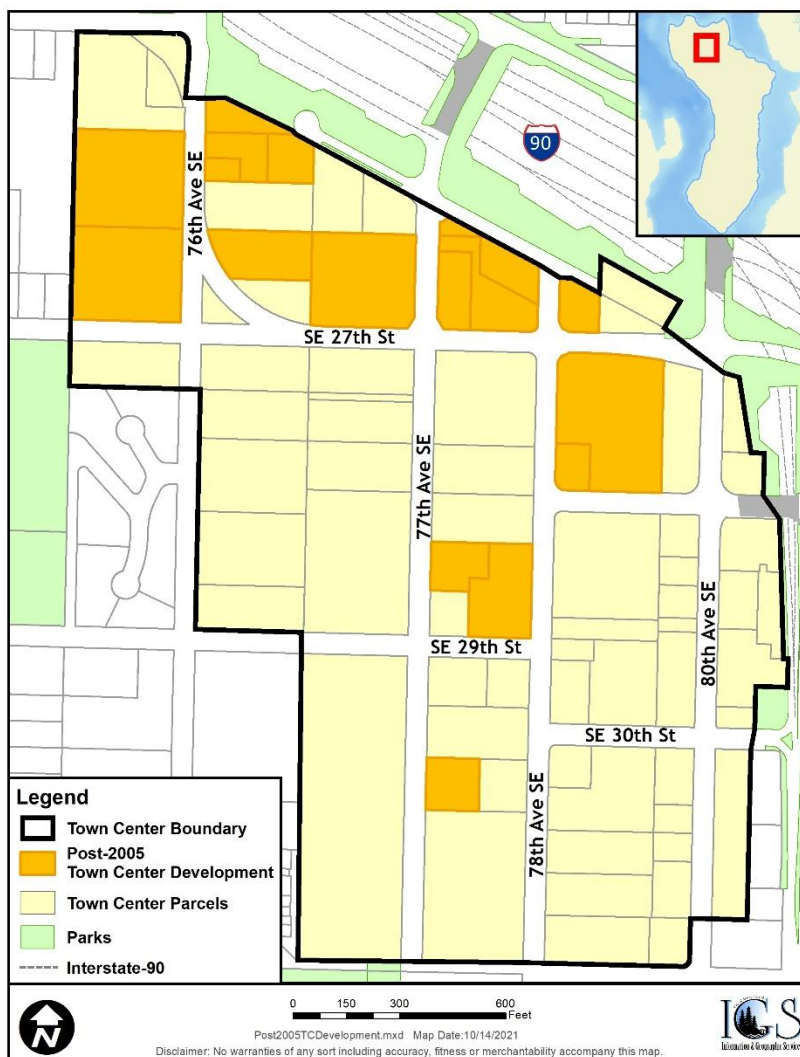
**Figure 3 - Parcels Subject to FAR Requirement for Commercial Uses**



**\* Please Note:** The new language and maps below may be updated through the issuance of the October 20, 2021 regular meeting packet for the Planning Commission.

- a. When a FAR calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:
  - i. Fractions of 0.50 or above shall be rounded up to the closest whole number; and
  - ii. Fractions below 0.50 shall be rounded down to the closest whole number.
3. The identified parcels as shown on Figure 4 are required to provide a no net loss of existing floor area for retail, restaurant or personal service commercial uses adjacent to street frontages upon redevelopment equal to or greater than 50% of the current total assessed value as determined by King County.

**Figure 4 - Parcels Subject to No Net Loss for Commercial Uses**



**\* Please Note:** The new language and maps below may be updated through the issuance of the October 20, 2021 regular meeting packet for the Planning Commission.