

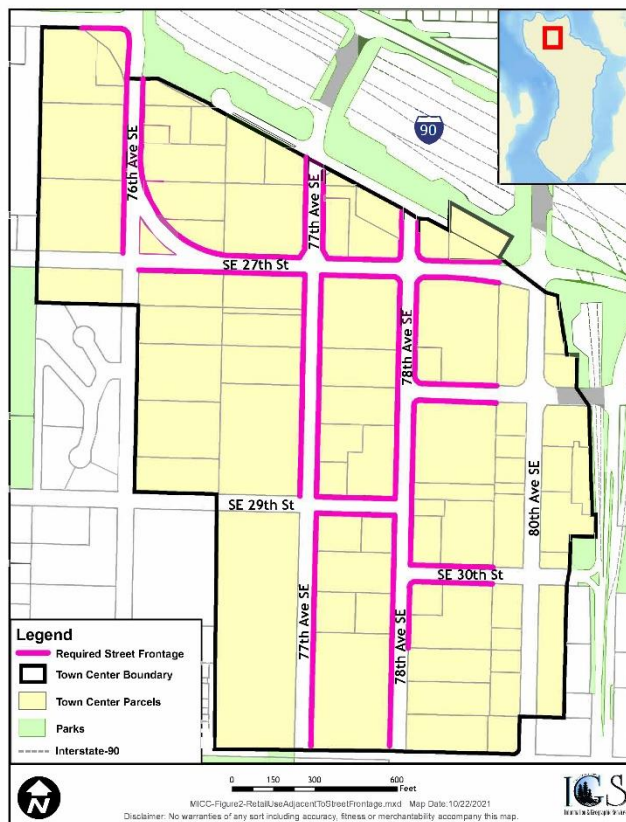
B. Required Street Frontage ~~Commercial~~ Uses.

1. Retail, restaurant and/or personal service ~~commercial~~ uses; museums and art exhibition uses; and/or theater uses as defined by MICC 19.16.010 and listed below are required adjacent to street frontages as shown on Figure 2.

Definitions

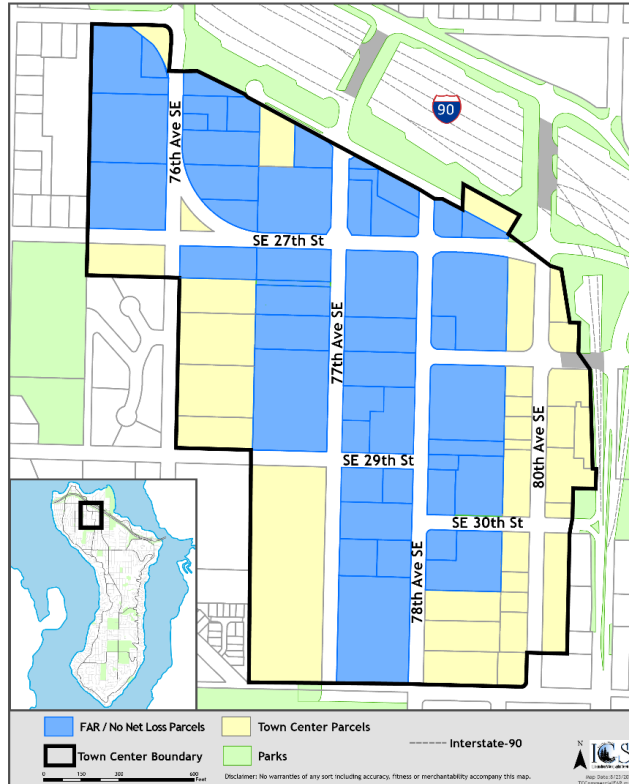
- a. Museums and art exhibitions: The exhibition of objects of historical, cultural, and/or educational value that are not offered for sale.
- b. Personal services: A business that provides services relating to personal grooming and health. Uses include barber shops, hair stylists, spas, fitness centers and nail salons.
- c. Restaurant: An establishment where food and drink are prepared and consumed. Such establishment may also provide catering services.
- d. Retail use: An establishment engaged in selling goods or merchandise and rendering services incidental to the sale of such goods.
- e. Theaters: Establishments primarily engaged in producing live presentations involving the performances of actors and actresses, singers, dancers, musical groups and artists, and other performing artists

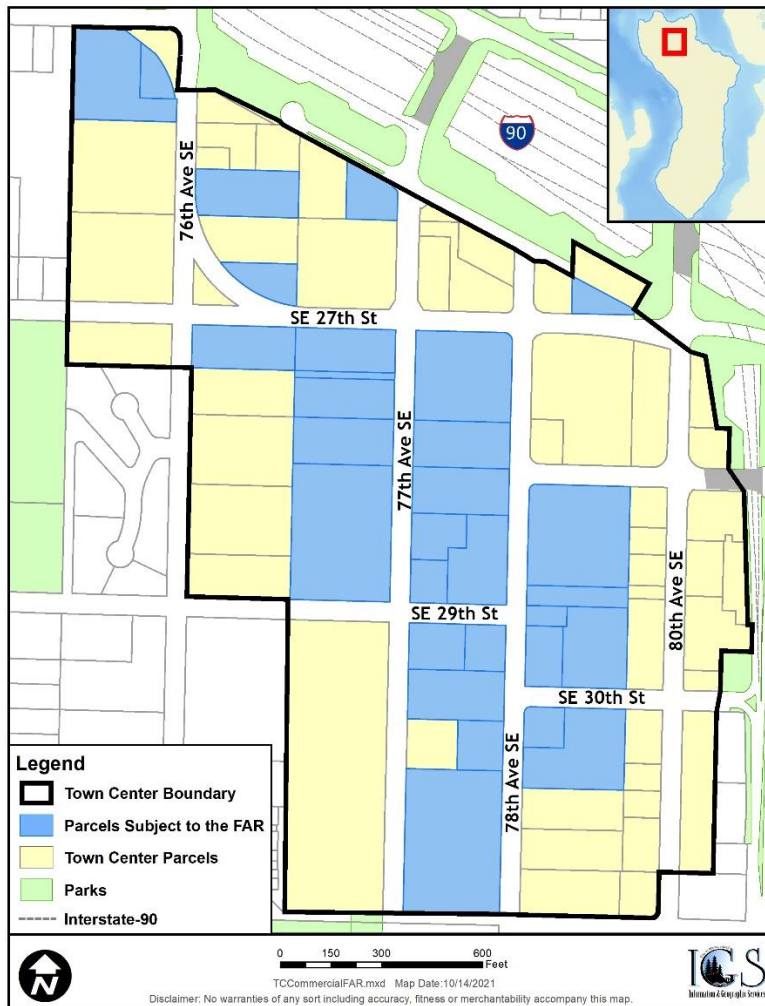
Figure 2. ~~Commercial~~ Uses Required Adjacent to Street Frontages



- a. No ~~commercial~~ uses shall occupy a continuous linear street frontage exceeding 60 feet in length, with the exception of museum and art exhibition and/or theater uses. The design commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity, 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 or a no net loss of existing floor area on the effective date of this Ordinance, whichever is greater, for retail, restaurant and/or personal service ~~commercial~~ uses; museum and art exhibition uses; and/or theater uses adjacent to street frontages upon redevelopment. For the purposes of determining redevelopment, the value of redevelopment shall be an amount equal to or greater than 50% of the current total assessed improvement value as determined by King County.

Figure 3 – Parcels Subject to FAR Requirement or No Net Loss Requirement for Required Street Frontage Commercial Uses





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.

b. Each individual museum and art exhibition use as well as theater use shall be limited to a contributing cap of 5,000 square feet towards the achievement of the total minimum FAR requirement for the corresponding site. For example, a site with a minimum FAR requirement of 20,000 square feet may only have one of these identified uses contribute a maximum of 5,000 square feet towards the necessary minimum through a 1:1 contribution. The remaining 15,000 square feet must come from retail, restaurant and personal service uses as defined in MICC 19.16.

bc. A review of this requirement shall occur five (5) years from the date of Ordinance adoption or after 75,000 square feet of floor area for retail, restaurant and/or personal service commercial uses; museum and art exhibition uses; and/or theater uses adjacent to street frontages has been authorized through Building Permit issuance.

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~~

