

22.364.070 - PASD Zone Specific Development Standards.

A. All Residential Zones.

1. Development Standards. The following development standards shall apply to lots in all residential zones in the Metro PASD:
 - a. Lighting. Lighting used on-site shall not impact surrounding or neighboring properties, with the exception of sidewalks or pedestrian accessible walkways within a right-of-way. The type and location of site and building lighting shall preclude direct glare into adjoining property, or skyward.
 - b. Mechanical Equipment.
 - i. Ground-mounted air conditioners are not permitted in any portion of the front yard setback or between the front of the structure and the public right-of-way.
 - ii. Mechanical equipment shall be completely screened from view with walls or landscaping.
 - c. Outdoor Storage. Outdoor storage is prohibited.
 - d. Clotheslines. Clotheslines or clothesline structures used for drying or airing clothing items shall be located at the rear of the property and not visible from an adjoining street when viewed at ground level.
2. Standards for Specific Uses.
 - a. Accessory Commercial Units.
 - i. Applicability. This Subsection A.2.a applies to accessory commercial units (ACU) in all zones where permitted.
 - ii. Permitted Uses. An ACU shall only include one of the following commercial uses listed in Table 22.364.070-A, below.

TABLE 22.364.070-A: PERMITTED USES IN ACCESSORY COMMERCIAL UNITS

Bakery shops, including baking only when accessory to retail sales from the premises	Medical physician office, as a secondary office not used for the general practice of medicine, but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere
Beautician or barber services, excluding permanent cosmetics parlor	Neighborhood-serving grocery, corner store, or meat market, excluding slaughtering and alcohol beverages sales
Confectioneries and candy stores, including making only when accessory to retail sales from the premises	Neighborhood-serving retail stores, ¹ with sales limited to new goods only

Delicatessens	Party supply store, including incidental rental of party equipment
Dentist, as a secondary office not used for the general practice of dentistry but may be used for consultation and emergency treatment as an adjunct to a principal office located elsewhere	Restaurants and other eating establishments, including food take-out, and excluding outdoor dining and alcohol beverages sales
Ice cream shops	
<p>Note:</p> <p>1. Excluding the following: alcoholic beverage sales, art galleries, art supply stores, feed and grain sales, furniture stores, furrier shops, glass and mirror sales, gun dealer, household appliance stores, hardware stores, hobby supply stores, ice sales, lapidary shops, office machines and equipment sales, paint and wallpaper stores, pet stores, sporting goods stores, and tobacco shops.</p>	

iii. Development Standards.

(1) Required Yards.

- (a) Where an existing legally built structure, or portion thereof, is converted to an ACU, the depth of a yard between an existing/legally built structure and the existing lot line shall be deemed the required yard depth.
- (b) Any new ACU, or expanded portion of an existing, legally built structure that is part of a proposed ACU, shall comply with all applicable setback requirements in this Title 22, with the following exceptions:
 - (i) Front Yard: 10 feet, if a greater setback is otherwise required by other provisions in this Title 22; and
 - (ii) Reversed Corner Side Yard: seven and one-half feet if a greater setback is otherwise required by other provisions in this Title 22.

(2) Orientation. An ACU shall front upon and be oriented to a street.

(3) Pedestrian Access. An ACU shall have at least one pedestrian accessible entrance fronting and directly accessible to pedestrians on the street.

(4) Separate Entrance. An ACU shall have a separate entrance from the main entrances to the residential buildings.

(5) Floor Area. An ACU shall be limited to 1,000 square feet or 40 percent of the gross floor area of the residential buildings, whichever is less.

(6) Height. An ACU shall be limited to one story in height.

(7) Ground Floor. An ACU shall be located on the ground floor only.

(8) Maximum Number of ACU. A maximum of one ACU is permitted per lot.

- (9) Outdoor Lighting. Lighting provided for the ACU shall be full cutoff. Lighting used on-site shall not impact surrounding or neighboring properties. The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be fully shielded to confine light spread on-site as much as possible.
 - (10) Parking. No parking shall be required for an ACU.
 - (11) Signage.
 - (a) One wall or projecting business sign, not to exceed six square feet in sign area, shall be permitted, provided no illumination is used.
 - (b) Roof and freestanding business signs are prohibited.
 - (c) Temporary signs or banners shall not be displayed on the exterior walls, windows, fascia of the building, or on any fence or wall.
 - (d) The placement of portable signs on the lot or in the public right-of-way is prohibited.
- iv. Performance Standards.
- (1) Hours of Operation. Hours of operations shall be limited to 7 a.m. to 9 p.m., daily. Loading, unloading, and all maintenance activities shall be conducted within the hours of operation.
 - (2) Designated Trash Collection Enclosures. Garbage and trash shall be stored in designated trash collection containers and enclosures which are not visible from the street.
 - (3) Music. No outdoor music shall be permitted at any time.
 - (4) Outdoor Activity. No outdoor activity shall be permitted.
- b. Existing Nonconforming Neighborhood-Serving Commercial Uses in Residential Zones.
- i. Notwithstanding Section 22.172.060 (Review of Amortization Schedule or Substitution of Use), an existing neighborhood-serving commercial use in a residential zone may request extension of the time within which said use must be discontinued, and continue operation, subject to a Ministerial Site Plan Review (Chapter 22.186), if the use meets all of the following:
 - (1) The existing commercial use is one of the uses listed in Table 22.364.070-A, above;
 - (2) The building in which the existing commercial use is located was legally built;
 - (3) None of the following is proposed:
 - (a) Extension, expansion, or enlargement of the area of the lot or the area within the building devoted to the existing commercial use;
 - (b) Enlargement of or addition to the building devoted to the existing commercial use; or
 - (c) Addition of land, buildings, or structures used in conjunction with the existing commercial use;
 - (4) Except as exempted by State law, existing on-site parking, if any, shall continue to be maintained;
 - (5) Existing wall or projecting business signs legally erected for the existing commercial use may be maintained, repaired, or replaced, provided the existing number, sign areas, and locations of such signs shall remain unchanged;
 - (6) Roof and freestanding business signs are prohibited;

- (7) Temporary signs or banners shall not be displayed on the exterior walls, windows, fascia of the building, or on any fence or wall;
- (8) The placement of portable signs on the lot or in the public right-of-way is prohibited; and
- (9) The existing commercial use shall be subject to Subsection A.2.a.iv (Performance Standards), above.

- ii. Termination by Discontinuance. The right to operate the existing nonconforming neighborhood-serving commercial use, pursuant to this Subsection A.2.b, shall be terminated, subject to the same regulations set forth in Section 22.172.050.A (Termination by Discontinuance).

B. All Commercial Zones.

- 1. Development Standards. The following development standards shall apply to lots in all commercial zones in the Metro PASD:

- a. Loading.

- i. Loading spaces shall be located away from residential zones and primary pedestrian ingress and egress areas to the greatest extent possible.
- ii. Wherever feasible, loading areas shall be located at the rear of the building.

- b. Parking and Loading for Existing Structures. Except as specified otherwise by State law, the following requirements shall apply to existing structures:

- i. If a new commercial use is one of the uses listed in Table 22.364.070-A, above, and is proposed in an existing building legally constructed prior to September 22, 1970, existing on-site parking, if any, shall be deemed in compliance with this Title 22 for said use;
- ii. For other uses not subject to Subsection B.1.b.i, above, so long as the gross floor area of the existing legally built building is not increased, no additional parking or loading spaces shall be required for intensification of use on the ground floor of said existing building, unless accessible parking spaces for persons with disabilities are required by Section 22.112.090 (Accessible Parking for Persons with Disabilities); and
- iii. In the event the gross floor area of the existing legally built building is increased, additional parking spaces and landscaping shall be developed for the increased gross floor area, as required by Chapter 22.112 (Parking).

- c. Mechanical Equipment.

- i. Individual air conditioning units for a structure shall be located to avoid interference with architectural detail and the overall building design.
- ii. If air conditioning units must be located in the storefront, window units shall be neutral in appearance and shall not project outward from the façade. If possible, air-conditioning units shall be screened or enclosed by using an awning or landscaping.
- iii. Mechanical equipment located on roofs shall be screened by parapet walls or other materials so that the equipment will not be visible by pedestrians at street level or by adjacent residential property.

- d. Security.

- i.

Chain link, barbed, and concertina wire fences are prohibited. In place of such fencing, tubular steel or wrought iron fences are permitted.

- ii. All security bars and grilles, including folding accordion grilles, shall be installed on the inside of a building.
- iii. Roll-up shutters should be open, decorative grilles and concealed within the architectural elements of the building. Solid shutters are prohibited.
- e. Lighting. Lighting used on-site shall not impact surrounding or neighboring properties.
 - i. Outdoor Lighting. All exterior light fixtures shall be energy efficient, produce warm-white light, avoid light pollution, and spill-over to neighboring properties, and, except for architectural or landscape lighting, be pedestrian scaled, fully shielded, and directed toward the ground.
 - (1) The type and location of site and building lighting shall preclude direct glare onto adjoining property, streets, or skyward.
 - (2) All exterior lighting fixtures shall be fully shielded to confine light spread on-site as much as possible.
 - ii. Blinking, flashing, or oscillating lights of any type visible on the exterior are prohibited.
- f. Signage. All new business signs shall be subject to all applicable regulations in Section 22.144 (Signs), except as modified by this Subsection B.1.f.
 - i. Development Standards.
 - (1) Monument Signs. Monument signs shall comply with the standards in Table 22.364.070-B, below.

TABLE 22.364.070-B: MONUMENT SIGN STANDARDS	
Total Sign Area	Max. 60 sq. ft
Height	Max. 6 linear ft, measured from base of sign, structure, or grade of sidewalk or pedestrian walkway, whichever is lowest
Depth/Thickness	Max. 1 ft

- (2) Awning Signs. Awning signs shall be permitted on the ground floor of any nonresidential use, provided such signs have no internal illumination and comply with the standards in Table 22.364.070-C, below.

TABLE 22.364.070-C: AWNING SIGN STANDARDS
Sloping (non-vertical portion of the awning sign that is projected outward from the building)

Sign Area	Max. 30 percent of awning coverage
Letter Height ¹	Max. 18 in.
Awning Valence or Vertical Component	
Sign Height	Max. 12 in.
Letter Height ¹	Max. 12 in.
Note: 1. Excluding any logo.	

(3) Projecting Signs. Projecting signs shall be permitted on the ground floor or over a pedestrian walkway, provided such signs comply with the standards in Table 22.364.070-D, below.

TABLE 22.364.070-D: PROJECTING SIGN STANDARDS	
Clearance	Min. 8 ft in height from the edge of any sidewalk or pedestrian walkway
Sign Height	Max. 5 ft
Location	Not extending beyond the roof line or cornice of a building or the building wall
Projection	Max. 5 ft from the edge of the building
Spacing	Min. 15 ft from any other projecting sign on the same lot

(4) Wall Signs. Wall signs shall comply with the standards in Table 22.364.070-E, below.

TABLE 22.364.070-E: WALL SIGN STANDARDS	
Letter Height ¹	Max. 2 ft
Location	Not extending beyond the roof line or cornice of a building or the building wall

Note:

1. Excluding any logo.

- ii. Prohibited Signage or Sign Elements.
 - (1) Roof signs.
 - (2) Digital, electronic, or signs including any internal or external illumination capable of changing the message or copy on the sign.
 - (3) Freestanding signs, not including monument signs subject to the standards in Table 22.364.070-B, above.
 - (4) Outdoor advertising signs (billboards).
 - (5) Signs using any continuous or sequential flashing operation, including electronic reader boards and signage that includes crawling displays or flashing illuminations.
 - (6) Signs using video components.
- iii. Sign Program. A sign program is intended to integrate the design of multiple signs proposed for a development project and provide a means for applying common sign regulations for multi-tenant projects.
 - (1) Applicability. A sign program shall be established whenever any of the following circumstances exist:
 - (a) The property owner or applicant requests a master sign program; and/or
 - (b) Any new multi-tenant development project that includes four or more businesses on the same lot or in the same structure.
 - (2) Requirements. The sign program shall establish standards for sign location, style, size, color, font, materials, and any other applicable sign feature, so that all new business signs in the commercial center will be compatible with each other.
- iv. Maintenance. The display surface of all signs permitted, pursuant to this Subsection B.1.f, shall be kept clean, neatly painted, and free from rust or corrosion. Any cracks, broken surfaces, malfunctioning lights, missing parts, or other unmaintained or damaged portion of such signs shall be repaired, replaced, or removed within 30 days of notification from the Department that a state of disrepair exists.
- v. Additional Findings for Modifications. Deviation from the sign area standards or required dimensions specified in Subsection B.1.f.i, above, may be permitted with a Minor Conditional Use Permit (Chapter 22.160) application, subject to the following additional findings:
 - (a) The requested modification does not result in additional glare, light trespass, or nuisance to neighboring properties or surrounding uses; and
 - (b) With the exception of the requested modification, the proposed sign complies with all other applicable standards in this Title 22.
- g. Vehicular Access. The following shall apply to new construction of any principal building on a lot with no other principal buildings:

- i. Where the lot is adjacent to an alley, parking shall be accessed through the alley, unless alley access is determined to be inadequate due to alley width, limited sight distance, or otherwise as determined by the Director in consultation with Public Works and the Fire Department; and
 - ii. For corner lots without alley access, parking shall be accessed from the corner or reverse corner side of the property.
2. Standards for Specific Uses—Mixed Use Developments. Mixed use developments in commercial zones shall be subject to all applicable regulations in Section 22.140.350 (Mixed Use Developments in Commercial Zones), except as modified by this Subsection B.2.
 - a. Maximum Height. The maximum height of a mixed use development shall be 65 feet.
 - b. Step Back. The portion of any building in a mixed use development sharing a common side or rear lot line with a residentially zoned lot shall have a step back from the common side or rear lot line so that the height of the building in the mixed use development is no greater than 45 feet at the edge of the building wall facing that common lot line, and shall be recessed back one foot for every one-foot increase in building height, up to a maximum height of 65 feet.

(Ord. 2024-0032 § 31, 2024.)