***NOTE: N**ot all provisions of a specific section are presented below; only the pertinent sections proposed to be amended are identified. For full context, please refer to the complete section in the Poulsbo Municipal Code: https://www.codepublishing.com/WA/Poulsbo/. Full project review documents can be viewed on the project website: https://cityofpoulsbo.com/development-regulation-amendments-2/.*

Chapter 18.80 | COMMERCIAL DISTRICTS

18.80.040 Development standards for commercial districts.

A. Table 18.80.040 sets forth the development standards for the commercial zoning districts.

Table 18.80.040 Commercial Districts' Development Standards

Standard	C-1 Downtown	Shopfront Overlay	C-2 Viking Avenue[1, 2]	C-3 SR 305 Corridor[2]	C-4 College MarketPlace
Minimum Lot Area	None. Lot area shall be of size and shape appropriate to accommodate intended uses, parking and landscaping requirements.				
Maximum Lot Area	None	None	None	None	None
Minimum Front Yard Setback	None	None	10'	10'	15'
Minimum Side Yard Setback	None	None	5'	None	5'
Minimum Rear Yard Setback	None	None	10'	10'	10'
Minimum Side or Rear Yard Adjacent to R Zone	10'	10'	15'	15'	15'
Maximum Avg. Building Height[3]	See Section 18.80.040(B)[4]		35' [1, 5]	See Section 18.80.040(D)[5]	See Section 18.80.040(C)[5]
Maximum Building Lot Coverage	85%	100%	50%	60%, or 80% if at least 50% of the required parking is under the building.	60%, or 80% if at least 50% of the required parking is under the building.

[1] Alternative development standards for the C-2 zoning district may be allowed through the provisions in Section 18.80.070.
[2] Alternative development standards for a planned mixed-use development may be allowed through the provisions in Section 18.80.090.
[3] See Section 18.150.050 for building height measurement and Section 18.310.010 for building height exceptions.
[4] See Section 18.80.050(D)(13) for upper-level setback requirement in the shopfront overlay and Section 18.150.060 for measuring upper-level setback.
[5] See Section 18.80.060(A)(7) for upper-level setback requirement and Section 18.150.060 for measuring upper-level setback.

18.80.070 Infill and redevelopment ~~incentives~~ standards in C-2 (Viking Avenue) zoning district.

A. Purpose.

1. ~~To e~~ Encourage ~~and facilitate the sustainable infilling and redevelopment of Viking Avenue by supporting its commercial activities and encouraging~~ the creation of a complementary ~~urban~~ mixed-use neighborhood~~, into a viable mixed-use commercial corridor.~~
2. ~~Encourage~~ Promote ~~mixed-use redevelopment, the~~ conversion~~,~~ and reuse of existing structures~~, and to increase the efficient use of available commercial land.~~
3. Increase the opportunities for residents to live near commercial amenities, public transportation, and nearby public parks.
4. ~~Improve Viking Avenue streetscape and pedestrian connections.~~
5. ~~Address regulatory barriers to infill and redevelopment of Viking Avenue.~~
4. ~~6~~ Offer alternative development ~~incentives~~ standards to ~~encourage and~~ support the infilling and redevelopment of Viking Avenue.
5. ~~7~~ Identify additional design standards to ensure new development and redevelopment appearance and functions are consistent and integrated with one another, as well as the corridor as a whole.

B. Applicability. ~~Infill and redevelopment incentives~~ Alternative development standards for the C-2 zoning district offered in this section shall be utilized through a ~~planned mixed-use development (PMUD)~~ Site Plan Review application per Chapter 18.270. ~~The provisions of Section 18.80.090 and Chapter 18.250 shall apply. If a conflict arises, the review authority shall determine the appropriate standard.~~

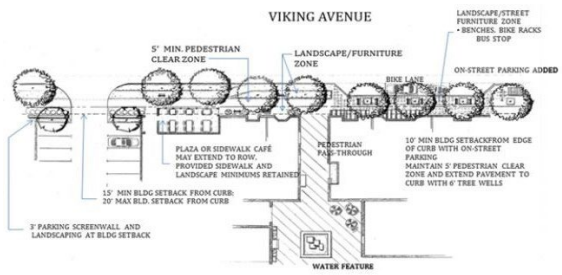
C. Alternative Development Standards ~~Incentives~~. The following alternative development standards are offered for mixed-use structures consistent with Section 18.80.080(J) and stand-alone residential structures (in the interior of the development) ~~to support infilling and redevelopment of~~ in the C-2 zoning district ~~through a PMUD application~~:

1. Building Height.
   a. Maximum building height ~~for commercial and mixed-use structures~~ may be extended to ~~forty~~ fifty-five feet ~~when residential units are provided on at least one upper floor. Residential units may not be located on street/ground level or below.~~
   b. The underbuilding parking height bonus per Section 18.310.010(C) shall not apply. ~~The maximum building height allowed is fifty feet for commercial and mixed-use structures in conjunction with underbuilding parking.~~
2. Building Lot Coverage. The building lot coverage may be increased to a maximum ~~seventy~~ eighty percent.
3. Setbacks. The rear setback may be reduced to five feet~~.~~ and the side setback may be reduced to zero, except the minimum side or rear yard adjacent to R zone shall be fifteen feet.
4. ~~The front yard setback is modified as set forth in the design standards in subsections (D)(2) and (3) of this section.~~
5. Landscaping. Overall site landscaping may be reduced by five percent resulting in fifteen percent of the property area to be landscaped. Setback, parking lot, pedestrian area/street trees, building facade landscaping, and landscaped open space areas contribute to this requirement.
6. Parking. ~~The number of parking stalls for nonresidential uses may be reduced by fifteen percent. (Parking required for residential units may not be reduced.) Additional p~~Parking stall reduction may be considered by the review authority through an executed joint parking agreement and parking study providing adequate justification to support joint parking.
7. Loading. Off-street loading requirements may be shared or waived if appropriate loading/unloading areas are provided, and no traffic or pedestrian circulation safety issue is created.

D. Design Standards. The following site and building design standards are required when utilizing the alternative development standards allowed in this section~~, to ensure a consistent, visually appealing and comfortable urban environment~~:

1. Location of Uses.
   a. Commercial uses and mixed-use structures shall be primarily located ~~in structures situated~~ near Viking Avenue or other public street frontage.
   b. Stand-alone residential structures are permitted ~~uses shall be~~ when located in the interior of the ~~planned mixed-use~~ development to provide a transition to the neighboring R zones~~, as well as to be appropriately set back from Viking Avenue~~.
   c. All buildings and improvements on the site shall be designed to look and function as an integrated development and to encourage pedestrian travel between buildings and uses.
   d. Separate buildings shall be connected through pedestrian walkways delineated through landscaping, differentiated surface materials or texture.
   e. One or more similar design characteristic among separate structures shall be provided, including but not limited to complementary building facades, surface materials, colors, landscaping, or signage.
2. Building Orientation. ~~Commercial buildings and mixed-use s~~Structures shall be oriented towards Viking Avenue and public streets. Buildings on corner lots ~~should be oriented towards the primary intersection~~ shall have a strong building form and prominent design elements that are oriented toward the primary intersection. Entry is not required at the corner, but strongly encouraged. Auto access for off-street parking shall be located as close as practical to the property line most distant from the intersection.

~~a. Commercial buildings and mixed-use structures on property with Viking Avenue frontage shall have a maximum twenty-foot building setback from the Viking Avenue street edge (i.e., back of curb) to the building's wall. Minimum building setback is as set forth in subsection (D)(3) of this section.~~



~~VIKING AVENUE PLANNED MIXED-USE DEVELOPMENT FRONTAGE IMPROVEMENTS CONCEPTS~~

~~b. Exceptions may be approved by the review authority in the following circumstances:~~

~~i. In street intersections where focal point amenities are required as set forth in subsection (D)(9) of this section.~~

~~ii. Due to technical reasons allowed in subsection (D)(8)(f) of this section.~~

~~iii. When providing pedestrian amenities as set forth in subsection (D)(3) of this section, or site amenities as set forth in subsection (D)(12) of this section.~~

~~iv. Buildings sited in the interior of the planned mixed-use development, or are secondary in size than a primary building.~~

~~v. Second floor overhangs, balconies or awnings.~~

3. Pedestrian Area. The area between the building and sidewalk shall have usable pedestrian-oriented space, such as outside dining, courtyard or forecourt, public square or plaza, public art with seating, or landscaped open space.

~~The area between the edge of a public street frontage (i.e., back of curb) and the building wall or side-loaded parking area shall be improved as a fifteen-foot-wide pedestrian area.~~

~~a. Unimproved right-of-way (see subsection (D)(13) of this section) may be used to meet this section's requirement. Realignment of existing sidewalk/landscape area may be proposed or necessary, and is subject to the approval of the city engineer.~~

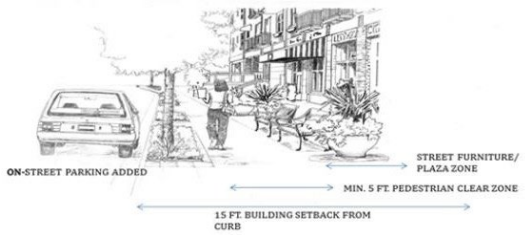
~~b. The pedestrian area shall be improved with a combination of landscaping strips or planters, street trees, street furniture, plazas, public art, water feature, outdoor restaurant seating areas, pedestrian pass-throughs/connections, and other acceptable amenities.~~

~~c. A minimum clear, unobstructed sidewalk of five feet is required.~~

~~d. When on-street parking is provided, the minimum pedestrian area provided may be reduced to ten feet in width.~~

~~i. i. Sidewalk may be extended to the curb to access proposed on-street parking, and shall provide cutouts for tree planters.~~

~~ii. ii. Landscaping, planters and street furniture, etc., shall still be provided.~~



~~VIKING AVENUE PEDESTRIAN-ORIENTED MIXED-USE STREETSCAPE~~

4. Building Height Mitigation. ~~a. Buildings utilizing the increase in height incentive shall be located and oriented toward Viking Avenue frontage and/or adjacent C-2 zoned properties.~~ Buildings or building segments located within twenty-five feet of an R zone shall be subject to the standard height ~~restrictions~~ standards of the C-2 zoning district.

~~a. Consideration of significant viewscapes of Mount Rainier and Liberty Bay shall be evaluated in the placement of the buildings. Sloping roofs, stepbacks, framing and other architectural design techniques shall be incorporated into the building design when appropriate to mitigate the height increase.~~

~~b. The planning director may elect to require a visual impact survey if the increase in height is anticipated to have significant impacts to the surrounding property or neighborhood.~~

~~i. If required, the visual impact survey shall include graphic representation of the proposed building at the standard thirty-five-foot average height and the proposed height. Photos, photo simulation and other graphics shall be used and a visual context to the subject site in each direction shall be provided.~~

~~ii. The city may require the erection of a balloon, crane or similar device to simulate the proposed dimensions and height of the structure if the visual impact survey graphics are not sufficient to determine the proposed building height increase visual impact on the viewscape.~~

5. Building design shall be consistent with Section 18.80.060(A) (except as modified in this section). ~~Stepbacks Required. Building wall stepbacks shall be required consistent with Section 18.80.060(A)(7).~~

~~6. At least one mixed-use structure shall be provided in the planned mixed-use development.~~

7. Site landscaping shall be provided consistent with Section 18.80.060(B) (except as modified in this section).

~~1. Parking. Parking areas shall be located on the side or behind buildings along Viking Avenue frontage.~~

~~a. No parking in front of buildings on Viking Avenue frontage shall be allowed, including in front of drive-through buildings.~~

~~b. Surface parking lots shall be located at the side and located flush with the building's face, or to the rear of a building.~~

~~c. Parking areas on the side of buildings with public street frontage shall be screened with a combination of three-foot architectural wall and additional landscaping.~~

~~d. Parking design standards shall be consistent with Chapter 18.140.~~

~~e. On-street parking is encouraged to be provided and may count toward the number of spaces required. Unimproved right-of-way when available may contribute to providing area for on-street parking. Realignment of existing sidewalk/landscape area may be necessary and is subject to approval by the city engineer.~~

~~f. If existing power poles, infrastructure, topography, or other similar technical situations preclude buildings to locate within the twenty-foot maximum building setback, the review authority may consider allowing parking in front of buildings for the minimum necessary. A combination of three-foot architectural wall and a minimum of seven-foot-wide landscaping area (beginning from edge of pedestrian area) will be required to screen the parking area.~~

~~2. Street Intersections. Development located within a one-hundred-fifty-foot radius from the intersection of the centerlines of two public streets shall include two or more of the following focal point features, which shall be visible from the intersection streets:~~

~~a. A distinctive design that does not represent standard franchise architecture.~~

~~b. An architectural feature or appendage that is a minimum of twenty-five feet tall and a maximum of forty-five feet (e.g., a clock tower, spire, or interesting roof form).~~

~~c. Public art or sculpture.~~

~~d. Fountains or other water features.~~

~~e. Public plazas or other open space.~~

~~f. Landscape feature.~~

~~8. Building design shall be consistent with Section 18.80.060(A).~~

9. Pedestrian Amenities.

a. Customer walkways on site and to adjacent developments, and at least one pass-through to access the interior of the development, are required.

b. Connections between the on-site (internal) pedestrian walkway network and Viking Avenue and other public street sidewalk shall be provided at regular intervals as appropriate to provide easy access from the public sidewalk to the interior walkway network.

c. Other pedestrian amenities provided consistent with Section 18.80.060(C).

10. Mechanical and trash/recycling screening shall be consistent with Section 18.80.080(H).

11. Lighting shall be consistent with Section 18.80.080(N).

~~3. Site Amenities. At least one site amenity, such as outdoor plaza, public art, water feature, clock tower or other well-designed area and/or focal feature that enhances the development and serves as a gathering place.~~

~~a. This requirement may be met as part of the pedestrian area improvement requirement in subsection (D)(3) of this section; or corner intersection amenity requirement in subsection (D)(9) of this section.~~

~~b. This requirement may contribute to the planned mixed-use development's common open space/recreational amenities requirement.~~

~~c. When the planned mixed-use development's total square footage is over fifty thousand, two site amenities must be provided.~~

~~4. Unimproved Right-of-Way. Unimproved right-of-way along Viking Avenue may exist (i.e., right-of-way that exists but is currently not utilized as part of the Viking Avenue street frontage improvements), and is required to be developed as part of a planned mixed-use development with on-street parking or part of the required pedestrian area.~~

~~a. Any improvement within the right-of-way is subject to the review and approval of the city engineer. Realignment of the existing sidewalk/landscape area may be proposed or necessary and is subject to approval by the city engineer.~~