

18.404 Form and Intensity

Draft Part 4 Zoning

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Chapter 18.404 Form and Intensity

Article I: Purpose, Intent, and Applicability

i New section largely informed by existing provisions in 18.07. Intent statement under administration is new.

18.404.010 Administration

- A. This chapter intends to conserve and strengthen the physical character of the built environment, minimize land use conflicts, preserve quality of life, and enhance the natural environment by regulating building form and intensity by zone. The elements regulated in this chapter include lot size, setbacks, impervious surface, building height, and density.

- B. Nonconforming situations may be allowed under Chapter 18.204 IMC, Nonconforming Situations: Uses or Structures.

i The Exemptions from 18.404.020(A) are reformatted from 18.07.480(F) except that "minor modifications" was deleted as the term is confusing

18.404.020 Exemptions

- A. Some development activities are exempt from the standards in this chapter:

1. An emergency repair;
2. Maintenance, repair, or replacement of elements of an existing community building or use are exempt from the development standards established in this chapter and from review procedures established in Chapter 18.200 IMC, Permits and Procedures, except as regulated Chapter 18.512, Wireless.

i The Exemptions from 18.404.020(B) are reformatted from some exemptions in 18.07.500

- B. Utilities.

1. Height: Radio and television transmitting and receiving towers and overhead lines and poles may exceed the height limit of the zoning district; however, they must meet all other approval criteria. Overhead transmission and distribution lines and poles are also exempt from the setback and screening requirements of the zoning district;
2. Lot Size/Width: Minor Utility Facilities are not required to conform to the required lot size and width as established in sections 18.404.090 through 18.404.120, Form and Intensity Tables.

Article II: Form and Intensity Standards

i From 18.07.040 Setbacks. Language is largely the same, but in some cases reordered and slightly revised for clarity and organization.

18.404.030 Setbacks

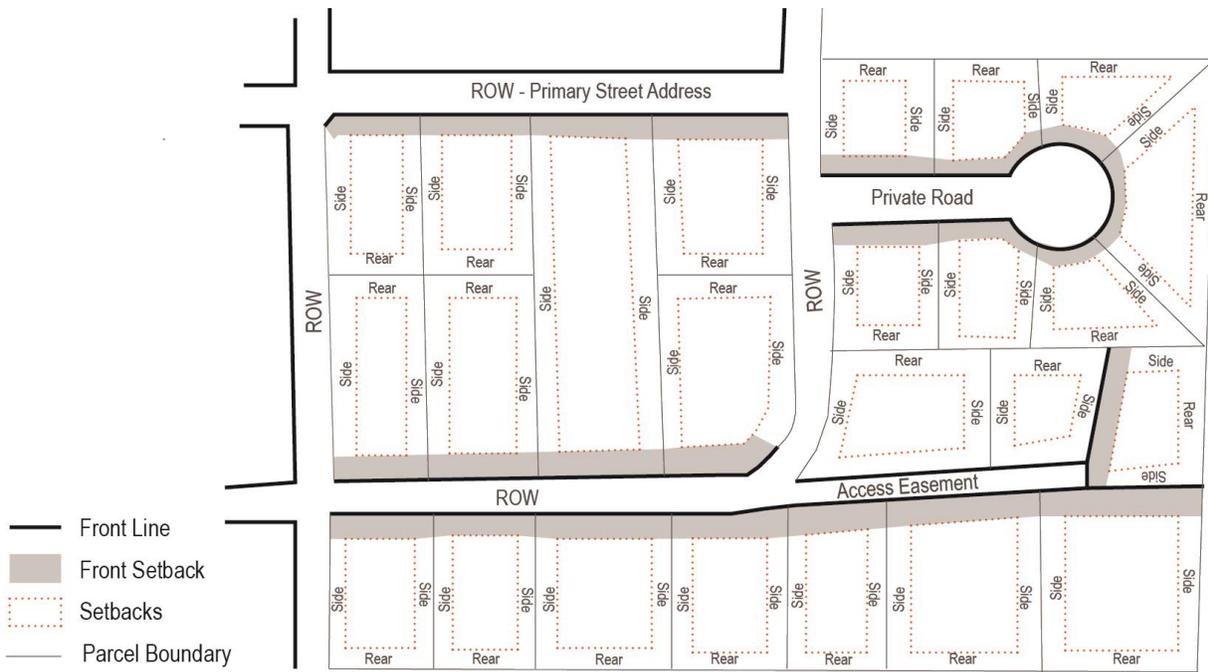
- A. The purpose of setbacks is to provide light, air, emergency access, fire protection, and buffers between adjoining uses, separation from adjoining lots, and frontage.
- B. Setbacks are measured from the right-of-way or from an abutting property line. When two different standards apply to front, rear or side setbacks, the more restrictive setback is required.
- C. Setback distances by zone are established in Article III of this chapter, IMC 18.404.090 through 18.404.120.

i Measurement protocol and supplemental diagrams below are new, but originally introduced in 2019 by MAKERS.

i New figure demonstrating front setbacks in different circumstances. For example, to answer the question, which side is the front along corners? What comprises the front lot in the case of private roads and access easements or tracts?

- D. Setback examples. The figures in this subsection depict examples of how rear, side, and front setbacks are determined.

Figure 18.404.030.D.1 Examples of Front, Side, and Rear Setbacks On Different Lot Configurations



E. Front setbacks.

1. The front setback is measured from the street right-of-way to a line parallel to and measured perpendicularly from the public street right-of-way at the depth prescribed for each zone.

i The following standards, E-J, are new to address issues of identifying street fronts on sites with now public right of way.

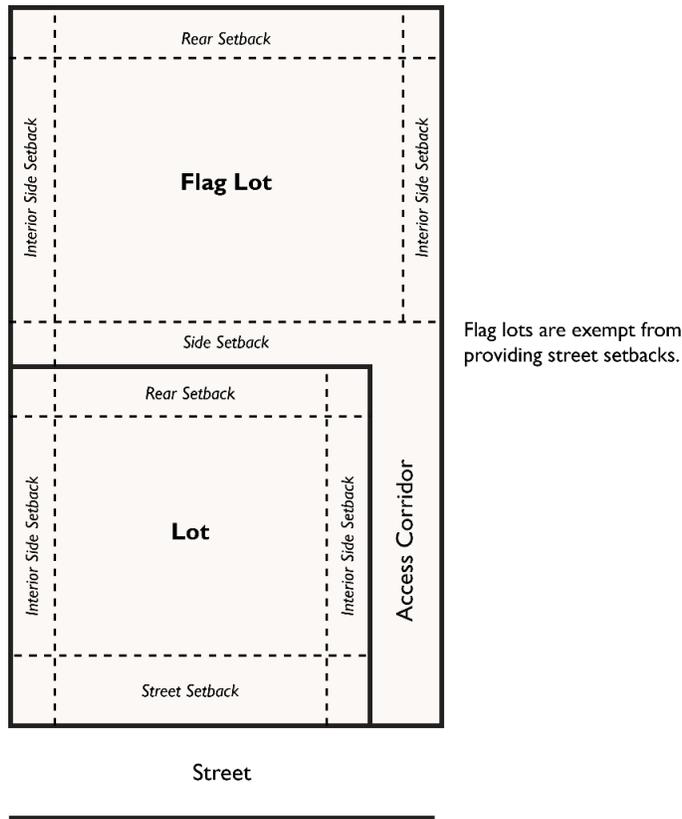
- a. If there is no street right-of-way adjacent to the property, the front setback is measured from one of the following:
 - (1) the private road, easement, or other form of access that provides the property's street address and its primary access;
 - (2) the private road, easement, or other form of access that provides the primary access if the property is addressed from an access or street, that is not adjacent to one of the property's property lines.

i Per 18.07.040(B) the more restrictive setback applies so for corner lots, both frontages are treated as "front" setback. Corner lots are not specifically addressed in the current code. For corner lots in residential zones, the front setback is measured from each adjacent street right-of-way.

- F. Side setback. The side setback is measured from the side lot line adjacent to another property or alley right-of-way to a line parallel to and measured perpendicularly from the side lot lines at the depth prescribed for each zone.
 1. Exemption: No interior side setback is required between individual townhouse units on the sides of the townhomes that are attached.
- G. Rear setback. The rear setback is measured from the rear lot line to a line parallel to and measured perpendicularly from the rear lot lines at the depth prescribed for each zone.

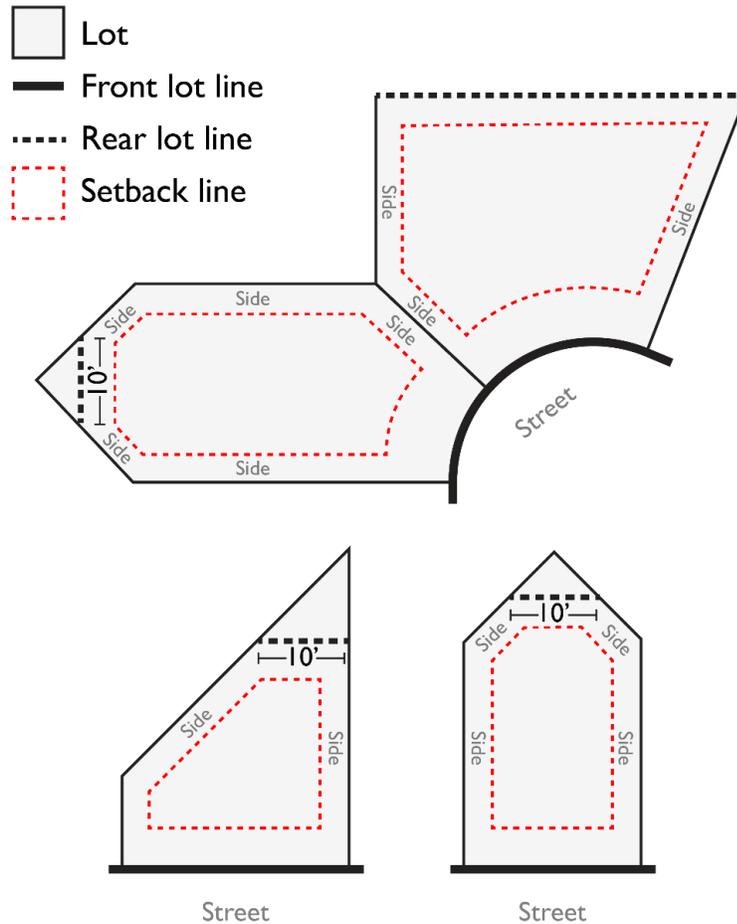
- H. Setbacks for flag lots. Front setbacks are applied consistent with 18.404.030(E). Flag lots must have a rear lot line designated, typically opposite the front setback (the pole of the flag), and all other lot lines are considered side lot lines, see Figure 18.404.030.H

Figure 18.404.030.H.1 Flag Lots



- I. Through lots. For lots featuring streets on opposite ends, the lot will have front setbacks on both ends.
- J. Setback measurements for irregular lots. Setback distances established for residential zones are based on rectangular lots. Nonrectangular lots, lots with three sides or more than four sides, curved property lines, and other nonstandard lots require special measurement techniques to achieve the purpose of setback requirements:
 1. Rear setbacks. In the case of an irregularly shaped lot, a ten-foot line which is within the lot and parallel to and most distant from the front lot line must be considered the rear lot line for purposes of determining required setbacks and for interpretation of other provisions of this Title see Figure 18.404.030.J.
 2. Side setbacks. All lot lines which are not front or rear lot lines must be considered side lot lines for the purpose of measuring setbacks.

Figure 18.404.030.J.1 Examples of determining setback lines on irregular lots



i 18.07.040 allows the following to project into setbacks with no minimum setback required. 18.19B&C.140 require at least 3 foot setback to be maintained. This standard is incorporated citywide.

- K. Architectural Features in Required Setback: The following architectural features may project up to 18 inches into any required setback as long as a minimum three foot setback from the property line is provided:
1. Functioning chimneys;
 2. Flues;
 3. Belt courses;
 4. Sills;
 5. Pilasters;
 6. Ornamental features;
 7. Cornices;
 8. Eaves;
 9. Gutters;
 10. Dormer extensions and greenhouse or bay windows; provided, that the structure does not exceed 30% of the facade and does not increase the floor area of the building; and

11. Similar structures.

- L. Setbacks for critical areas are established in Chapter 18.802 IMC, Critical Areas Regulation.
- M. Setbacks for the Mineral Resource Zone are established in Chapter 18.404.110 IMC, Mineral Resource Zone Development Standards.
- N. Provisions regarding flexible setbacks including, but not limited to, zero lot line, semi-detached and townhouse development are found in IMC 18.500.070 Cluster Housing Standards.
- O. For setbacks for Decks, Porches, Patios, Walkways, and other Minor Structural Elements see IMC 18.508.010 Uninhabitable Accessory Structures.
- P. For setbacks for Fences, Arbors, Pergolas, and Trellises see IMC 18.508.010 Uninhabitable Accessory Structures.
- Q. A garage must be setback such that the width of the alley tract or right-of-way, plus the garage setback, is a total of 24 feet. For example, if the alley right-of-way is 18 feet, the garage must be setback six feet, to ensure a total width of 24 feet.

i 18.07.040(C), the standard requiring setbacks for substandard street widths, was removed. Right of way dedication or another mechanism for compliant substandard private roads, access easements, or access tracts will be used instead.

18.404.040 Impervious Surface

i This section was adapted from existing code IMC 18.07.050 on Impervious Surface.

- A. The purpose of the impervious surface standard is to provide a balance of impervious and pervious surfaces on a lot, ensuring that adequate drainage is achieved and potential runoff from the lot is controlled. Pervious surfaces provide scenic corridors and protection for water quality and the natural environment. Impervious surface standards are defined assuming no site constraints; in actuality, there may be site constraints that prevent the full permitted impervious surface allowance being used.
- B. Use of Pervious Areas: All required pervious areas on the site must be landscaped, per Chapter 18.610 Landscaping. Parking or pedestrian access areas that use “pervious pavers” or pervious stormwater measures may not be counted towards the required pervious areas of the land use district. The following areas, in order of priority, must be retained:
 - 1. Critical areas that require buffers;
 - 2. Existing significant trees per Chapter 18.812 IMC, Tree Preservation; and
 - 3. Native vegetation areas.

i The following standard was under existing code on impervious surfaces and included here but will likely be integrated into the Landscaping Chapter in the next phase.

- C. Native Vegetation Retention Areas: All projects with existing native vegetation areas must retain the following minimum percentages of the native soil area:
 - 1. 25% for nonresidential uses and multi-family; and
 - 2. 30% for single-family residential uses.
- D. Impervious Surfaces: The total impervious surface of a site is determined by adding the square footage of all the following areas:

1. Buildings: The footprint of the buildings and structures, except buildings with vegetated roofs or minimal excavation foundations as identified in the LID Technical Guidance Manual;
2. Parking: The gravel and paved parking areas and driveways;
3. Sidewalks: The gravel and paved pedestrian walkways, sidewalks and bike paths;
4. Recreation Facilities: Decks, patios, porches, tennis courts, sport courts, pools and other similar recreation facilities;
5. Recreation Areas: Gravel and paved picnic areas, pedestrian access and paved recreation areas;
6. Architectural Features:
 - a. 18 Inches or Less: Eaves and overhangs that extend past the building footprint are permitted; however, overhangs which are 18 inches or less are not included as impervious surface.
 - b. Over 18 Inches: overhangs that extend over 18 inches past the building footprint, such as cantilevered decks and roof extensions, must be included in the impervious surface ratio calculation and may not subtract the first 18 inches for the impervious surface ratio calculation.
 - c. An eave or overhang over an impervious surface such as an impervious terrace, may not be count as an impervious areas.

i Added athletic turfs to stormwater facilities in the following standard. In this case, athletic turf means artificial turf not a plant like lawn

7. Stormwater Facilities: Open, uncovered stormwater retention/detention facilities and athletic artificial turf that act as a stormwater feature may not be considered impervious surfaces for the purposes of this section; however, athletic artificial turf without subsurface stormwater facilities, are considered impervious; and
8. Miscellaneous: Any other structure or surface which prevents or retards the entry of water into the soil surface or causes water to run off the surface in greater quantities or at an increased rate from present flow rate under natural conditions prior to development must be considered an impervious surface. For purposes of this section, grass and sod are not considered impervious surfaces.

i From Table 18.07.360, footnote 15.

9. Through-block pedestrian connections in the CBD zone are exempted from impervious surface calculations.
- E. Impervious Surface Ratio: The impervious surface ratio is a measure of the proportion of the site occupied by impervious surfaces. The impervious surface ratio added to the pervious surface ratio equals 100% of the total gross site area. Gross site area includes any dedication for public right-of-way. Right-of-way dedications may not be considered as impervious surface. It is calculated as:
- $$(\text{Impervious Surface Ratio}) = (\text{Acres of impervious surface}) / (\text{Gross Site Area Acreage})$$
- F. Impervious surface and subdivisions. Pervious surface ratio for single family residential subdivisions is calculated within the individual lots, or a “combination” of (1) within the individual lots; and (2) common area outside the subdivision plat, and not as an additional requirement of common pervious surface for the entire single family subdivision. For example, a single family home in SF-E is required to provide 70 percent pervious surface on the individual single family lot; however, the subdivision plat is not required to provide 70 percent pervious surface over and above the 70 percent requirement for those individual lots.

18.404.050 Building Height

i This section has been adapted from existing code, IMC 18.07.060 Building Height with Issaquah Highlands and Talus added to A.1.a.(1) since this applied to them via the Replacement Regulations

A. Purpose: The purpose of the building height standard is to balance lot size, building bulk, and open space area, and ensure compatibility of architectural character and scale with the surrounding area.

1. Measuring Height:

a. Nonshoreline Areas: Building or structure height must be measured from the average grade of the existing or finished grade, whichever is lower, to the midpoint of the highest gable of a pitched or hipped roof with a minimum 4:12 pitch and a maximum of 12:12 pitch, or the highest point of the coping of a flat roof. All parts of the roof extending above the base building height must be a minimum 4:12 pitch unless specifically excepted in subsection A.2 of this section. Gabled dormers may comprise no more than 50% of the total roof area as measured in plan view. No portion of a shed roof may extend above the base building height limit. An architectural feature may not be used to measure or establish building height.

(1) In Central Issaquah, Issaquah Highlands, and Talus subareas, whether existing or finished grade is used to measure nonshoreline areas depends on the following criterion: the grade measured results on the first floor more easily connecting with the street level. For example, in cases where the road is higher than the building site, the grade measure, existing or finished, selected based on ensuring first floor entrances and streetwalls are established consistently with the street level.

i Previous code allowed for finished or existing grade measurement in the following standard. Measuring from the existing grade established as the method for consistency with the Shoreline Master Plan.

b. Shoreline Areas: Building or structure height must be measured from the average of the existing topography of the portion of the lot under the building/structure.

2. Height Exemptions: The following uses and features may not be subject to height limitations and are not required to be reviewed through a Deviation, provided they are necessary and architecturally integrated. This is because they do not provide additional floor space to a building/structure and the increased height is necessary for proper building use or function:

- a. Water towers;
- b. Power transmission towers;
- c. Chimneys and smoke stacks to the minimum required by the Building Code;
- d. Flag poles, within the height limitations of Chapter 18.616 IMC, Signs;
- e. Wireless communication towers, within the height limitations of Chapter 18.512 IMC, Wireless Communications, including telescoping antenna (except those towers regulated in residential districts). See Table of Permitted Uses (Chapter 18.402 IMC);
- f. Scenery lofts and flytowers;
- g. Mechanical penthouse or ornamental screening for rooftop heating, ventilating, and air conditioning equipment, and stair towers (to the minimum required by the Building Code, Title 16);
- h. Elevator shafts to the minimum required by Building Code, Title 16;
- i. Solar panels or arrays, per Chapter 18.606 IMC, Rooftops, Solar Panels or Array Standards

i Standard removed on: "Architectural pediments which do not provide additional floor space to a building/structure and other uses or features in which the increased height is necessary for proper building use or function". The reason for removal is that the criteria were vague and unenforceable. Furthermore, the

intent behind the regulations, such as those for height and bulk consistent with character, will be addressed in the forthcoming Site Planning and Urban Design and Building Design Chapters of code

18.404.060 Additional Height

i This consolidates the provisions of Table 18.07.360, footnote 16 and CIDDS Table 4.4.A, footnote 4

A. In MU and Central Issaquah zones, to accommodate additional first floor height, when there is a ceiling height of at least 15 feet tall on ground floor for Retail and Service uses or Office entrance lobbies, or underbuilding parking, Base height may increase to:

1. MU, VR, MUR, and IC-CI zoning districts: 54 feet
2. UC and MU-CI zoning districts: 66 feet.

i The following section was edited from existing code IMC 18.07.355, Building height adjustments. The approval criteria have been updated to be more specific and to better achieve the intent of the additional height allowances. For example, where the existing code limits reflective glass to 70%, the proposed criterion instead uses a transparency measure. Approval criteria for 58 feet and 65 feet adjustments were consolidated under one subsection since the existing code criteria are identical.

i The table showing applicability by zone and overlay is new.

B. Additional height is allowed in the following zones:

1. Additional height is allowed as indicated in the tables below, indicated by Base Height and Maximum Height, except in Central Issaquah subarea, where Development Bonus applies. See 18.702.XXX

Table 18.404.060.A Additional Height Allowances by Zone and Location

● allowed x not allowed	Central Issaquah Overlay	Olde Town Overlay	Single family zones	SMP SEDs	MF-H	MU	PO	IC
Up to 50'	x	x	x	x	●	●	●	●
Up to 58'	x	x	x	x	●	●	●	●
Up to 65'	x	x	x	x	●	●	●	●

C. General approval criteria. Additional height must meet all of the following criteria:

1. Additional height enhances architectural design by allowing parapets, gables, bell- or clock-towers, or other prominent and significant features; and

i Ground floor transparency standard added to better address the intent of the existing standard on reflective glass. Transparency will be reviewed against the Design Manual's urban design standards for transparency in the consolidated draft.

2. The façade of the ground floor is 75% transparent; and
3. Solid walls on the ground floor do not exceed 20 feet in length and must be softened by design details, modulations a minimum of 2 feet deep, and dense landscaping; and
4. Solid walls on the ground floor must be separated by a minimum of 10 feet of transparency; and

5. The ground floor uses a mix of a minimum of three design features (transparent doors, artwork, fountains, street furniture, varied exterior materials, or plazas); and
6. When adjacent to a lower density residential zone, building height within 30 feet of the property line must not exceed the building height allowed in the lower density zone.

D. Approval criteria for up to 50 feet.

In addition to meeting all general approval and review criteria in Chapter 18.200 IMC, Permits, additional height up to 50 feet must also meet one of the following criteria:

1. Building step backs are included such that the gross floor area of additional stories is reduced by 25% of the gross floor area of the story beneath it; or
2. The percentage of pervious surface for the site is increased by 10%

E. Approval criteria for up to 58 feet and 65 feet.

In addition to meeting all general approval criteria in Chapter 18.200 IMC, Permits, additional height up to 58 feet and 65 feet must also meet all of the following criteria:

1. Building step backs are included such that the gross floor area of additional stories is reduced by 25% of the gross floor area of the story beneath it; and
2. The percentage of pervious surface for the site is increased by 10%; and
3. At least 50% of the required parking for the project is provided under the building or in structure parking; and
4. Clusters of trees will surround the buildings and provide a visual break of the wall mass which balances the additional height and bulk of the building; and
5. A Site Development Permit has been approved for the project.

E. Mineral Resource Zone – M Height Adjustment:

1. Approval Criteria – Increased Height from Base Height up to and Including 120 Feet Maximum. For the Mineral Resource Zone (“M”), the base height of all concrete and asphalt batching towers, silos or other similar structures provided in connection with permissible mineral extraction and/or manufacturing processes is 105 feet, as provided in the tables in IMC 18.404.090 through 18.404.120. The base height may be adjusted to accommodate additional structures related to mineral resource activities. However, these structures may not exceed a maximum building height of 120 feet. The base height may be adjusted based on all of the following approval criteria:
 - a. The applicant demonstrates the increased height is critical to the proper function of the building, structure, or use;
 - b. The proposed building maintains setbacks, stepbacks, massing, and density equal to or similar to adjacent uses, as demonstrated in the permit review process per Chapter 18.200 IMC; and
 - c. The structure exceeding the base height is setback one additional foot from the setbacks required in IMC 18.404.110 of for each foot above the base height.

18.404.070 Density

i This section was adapted from existing code on Density, IMC 18.07.070 and CIDDS 4.4.B-D.

- A. Purpose: The purpose of establishing maximum density provisions for residential development is to achieve consistency in development in the same zoning district as well as compatibility of scale between developments in adjoining zoning districts.

- B. Density Calculation: Density is calculated as dwelling units per acre. Fractions below 0.5 should be rounded down and fractions 0.5 and above should be rounded up. It is calculated as:

$$\text{Density (Dwelling Units/Acre)} = (\text{Number of Dwelling Units}) / (\text{Developable Site Area})$$

- C. For some zones in the subareas of Central Issaquah, Talus, and Issaquah Highlands, Floor Area Ratio (FAR) is used as standard instead of or in addition to Density Units. Floor Area Ratio is the relationship between the amount of gross floor area in a building (or buildings) and the developable site area on which the building(s) stands. It is obtained by dividing the gross floor area of a building by the developable site area. Structured, underbuilding, and surface parking are not included in the gross floor area calculation. It is calculated as:
1. FAR = (Gross Floor Area of Building or Buildings) / (Developable Site Area)
 2. For Sites separated by rights-of-way, FAR will be calculated based on the FAR across the entire Site, and density and impervious surface coverage may be transferred among parcels, provided the Site meets other applicable regulations. For other unique or undefined configurations, the Director will determine the definition of Site. In a mixed use development with different FAR limits, the FAR will be the use with the majority square footage. For example, if 50.6 % of the building area is residential, then the whole project will use the residential FAR.
- D. In Central Issaquah, there is a Base FAR and a Maximum FAR. Where Base FAR is exceeded, Development Bonus applies. See 18.702.XXX
- E. Developable Site Area is the gross site area minus deductions for critical areas and associated buffers as required by Chapter 18.802 IMC, Critical Areas, and minus deductions for Community and Amenity Spaces and Green Necklace Amenities under Chapter 18.612 IMC.
- F. In SF-D Zone, Duplexes and/or attached single family dwellings are permitted in SF-D at a density of 14.52, which is double the density of the SF-D zone, as long as a lot is at least six thousand (6,000) sq. ft. Duplexes, triplexes and fourplexes are permitted in the SF-D zone for senior housing, at a maximum density of 14.52 plus the senior housing density bonus, 18.500.070.

18.404.080 Exceptions to This Chapter

i This section replaces the Administrative Adjustment Standards (AAS) for Setbacks, 18.07.330. The existing code criteria for allowing an adjustment are vague and challenging for the city to apply consistently. The process has been updated, with variances replacing AAS, and deviations included in this chapter for circumstances in which lot fronts are difficult to determine, despite the rules in 18.404.030, Setbacks.

i Not carried forward: the text from Table 18.07.360, footnote 9 as it is not possible to distinguish between neighborhoods that are intended to transform and neighborhoods that are intended to maintain their current character.

- A. Exceptions from this chapter must be requested according to the appropriate permit process in Chapter 18.200 IMC, Permits and Procedures. Any proposal to deviate that does not satisfy the following conditions must apply for a Variance, also according to IMC 18.200, Permits and Procedures. Allowed deviations from Form and Intensity Standards are as follows.

i The following setback rationale is new, based on staff input on providing adjustments, but maintaining the overall intent of the standards.

- B. Setback standards deviations.

1. An applicant or property owner may request a deviation from the standards establishing which side of a lot is the front, rear, and sides established under IMC 18.404.030, Setbacks. The following approval criteria must be met:
 - a. The building site is irregular and is situated in a way that standard setbacks are unclear. For example, in cases where the front, rear, and sides are undefinable under the standards in IMC 18.404.030.J.
 - b. Standards setbacks are unclear for a site without a public right-of-way; despite having a private road, access easement, or access tract that is the property's street address and primary access under IMC 18.404.030.E, Front Setbacks.

C. Setback standard exceptions

1. Cluster Housing: Allow zero lot lines for cluster developments per IMC 18.500.070, Cluster Housing Standards;
2. Energy Efficiency: Where allowed by building and fire code minimum fire separation distance requirements, exterior insulation may be added such that the exterior wall projects up to four inches into any required setback.

i The following standard was adapted from current code, footnote language for the community facility standard table. Staff discussion ongoing on whether the standards should also apply to utility buildings.

D. Public Schools and Public Building Setback Exceptions and Deviations.

1. These exceptions and deviations apply to the standards in Table 18.404.120.B, Form and Intensity Standards for Public Schools and Public Buildings, excluding utility buildings.
2. The side and rear yard setbacks for public schools and public buildings may be reduced to zero feet when the property directly abutting the affected side and/or rear yard is under common ownership or when the side and/or rear lot lines abut rights-of-way and vehicular sight lines are met.
3. Build-To Line for Properties outside of Olde Town and Central Issaquah: If the facility is not built to the property line, the following is required in addition to other applicable design standards:
 - a. Vehicular circulation and/or parking are not allowed in the space in-between the building and the property line.
 - b. The space in between the building and property line must include landscaping with evergreen plantings to maintain year-round interest in combination with other hardscape elements, such as seat walls, benches, bicycle parking and other similar elements that enhance the social interactions and contribute to the public realm.
 - c. Public buildings may request an increase to the build-to line according to the appropriate permit process in Chapter 18.200 IMC, Permits and Procedures. All of the following approval criteria must be met:
 - (1) The increase is necessary to provide a public benefit or amenity; and
 - (2) The increase is no greater than 20 feet total; and
 - (3) The increase will be equal to, or superior in, fulfilling subsection A of this section, Purpose and Intent.

i Density Deviation retains 18.07.480(E.19) criteria #1 and #2. 18.07.480(E.19) criteria #3, which is a vague reference to 18.07.480(A), Purpose and Intent, is revised to incorporate specific elements from 18.07.480(A)

4. Density Deviation for Public Buildings and Public Schools

- a. Public buildings and community spaces, such as recreation spaces or park amenities accessible to the public, are not counted in the FAR calculation.
- b. FAR reduction may be requested if needed for operational functions by using the Deviation process established in Chapter 18.200 IMC, Permits and Procedures. For schools, operational functions include outdoor space that is used for required academic curriculum, such as track and field areas.
- c. Reducing the FAR is permitted only when all of the following criteria are met:
 - (1) The reduction is the least amount necessary for incorporation of operational functions and/or academic curriculum;
 - (2) The reduction is no greater than 50% of the minimum FAR listed in Table 18.404.120.B, Community Facilities Standards for Public Schools and Public Buildings;
 - (3) The reduction enhances accessibility and safety of the public amenities; and
 - (4) Maintains or improves the efficient siting of public buildings as the City continues to densify.

- E. Density credits and exceptions for Senior Housing and Affordable Housing are provided for as follows:
 - 1. Senior Housing Density Bonus per IMC 18.500.110; and
 - 2. Affordable Housing Density Credit per Chapter 18.514 IMC.

Article III: Zone Specific Form and Intensity Tables and Standards

i The following is Table 18.07.360, footnote 1 and 18.19B&C.140, A, table footnote 3

- A. Recorded plat standards and private covenants may supersede these requirements.
- B. An Architectural Review Committee may apply more restrictive setbacks than City standards.

i Form/Intensity tables for Residential, Mixed, Resource, and Community Zones are reorganized from the existing District Standards Table in 18.07 or equivalent tables in 18.19B and 18.19C. No changes were made to the dimensions unless called out in a change explainer.

18.404.090 Residential Zones Form and Intensity Standards

- A. Table 18.404.090.A, Residential Zones Form and Intensity Standards, establishes the minimum form and intensity standards by zone.
 - 1. The table applies to MF-M zones outside of Olde Town subarea and for MF-H zones in all areas except along E. Sunset Way where Chapter 18.700 IMC, Olde Town Overlay, applies.
 - 2. The UV-MF side and rear setbacks only apply when adjacent to SF Zones.

i The following is from 18.19B&C Talus and Highlands standards.

- B. For Urban Village zones, each property, parcel, tract, etc., may have up to 100% impervious surface as allowed by current stormwater standards in the City. However, the Architectural Review Committee, Urban Design Guidelines, and other standards may result in less than 100% percent impervious surface being allowed.

i The following two standards are from Table 18.07.360, footnotes #8 and #14

- C. Minimum lot size for MF-M, in any area of the City, refers to the minimum parcel size that is required for a development in these zones. The minimum lot size does not correlate to the density. For example: 14.52

du/acre could not have two thousand four hundred (2,400) sq. ft. as the “lot size” for one unit at that density because a minimum of 6,000 sq. ft. is needed for the project.

D. Mixed Use Projects and Nonresidential Projects in any MF-M or MF-H zone:

1. Nonresidential density is limited by the impervious surface ratio, height, setbacks, etc., of the underlying zoning district;
2. residential density for mixed use projects may not exceed the maximum permitted density for the underlying zoning district;
3. mixed use projects can “combine” (a) and (b) above, provided the development standards (impervious surface ratio, height, setbacks, etc.) and the maximum density for the underlying zoning district are not exceeded.

Table 18.404.090.A Residential Zones Form and Intensity Standards

- i** The table below uses the lowest standard between Talus/Highlands as a baseline for the UV-SF and UV-MF zones. More restrictive standards are be applied through Overlay section. Footnotes from existing districts standards tables (18.07; 18.19B.140; 18.19C.140) have been addressed in Reference/Notes column or in Article II deviations for height, setbacks, and impervious surface above
- i** In subsequent drafts, Urban Village zones will be adapted to more traditional zoning standards, such as minimum lot size.

Standards	C-RES	SF-E	SF-S	SF-SL	SF-D		MF-M	MF-M Olde Town Only	MF-H	MF-H (E Sunset Way Only)	UV-SF	UV-MF	Reference / Notes
DU/acre or density (maximum)	1 du/ 5 acres	1.24 du /acre	4.5 du/ acre	7.26 du/ acre	SF Detached = 7.26 du/acre	2 Attached SF = 14.52 du/acre	14.52 du/ acre	14.52 du/ acre	29 du/ acre	29 du/ acre	N/A	N/A	See 18.500.110 for Senior Housing Density Bonus Standards
Minimum Lot Size	5 acres	35,000 sq ft	9,600 sq ft	6,000 sq ft	6,000 sq ft	2 Attached SF unit = 3,000 sq ft each unit	2,500	2,500	None	None	None	None	
Build-To	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A	See note	See 18.404.130 and 18.404.140 for additional standards for UV and IC-CI zones
Front Setback (ft)	75	30	20	10	10		10	10	10	10	0	See note	18.802, 18.610, 18.508, 18.404.030 See 18.404.140 for UV
Side Setback (ft)	75	15	8	6	6		7	7	5	5	4	5	18.802, 18.610, 18.508, 18.404.030
Rear Setback (ft)	75	30	10	20	10		20	20	20	20	4	5	18.802, 18.610, 18.508, 18.404.030 See 18.404.140 for UV
Max. Impervious Surface	10%	30%	40%	50%	50%		50%	50%	50%	50%	See note	See note	18.404.040.F See 18.404.090(B) for UV
Pervious Surface	90%	70%	60%	50%	50%		50%	50%	50%	50%	See note	See note	18.404.040.F See 18.404.090(B) for UV
Base Building Height (ft)	30	30	30	30	25 ft or 2 stories, whichever is lower		40	40 ft or 3 stories,	40	40 ft or 3 stories,	N/A	N/A	

Standards	C-RES	SF-E	SF-S	SF-SL	SF-D	MF-M	MF-M Olde Town Only	MF-H	MF-H (E Sunset Way Only)	UV-SF	UV-MF	Reference / Notes
							whichever is lower		whichever is lower			
Max. Building Height (ft.)	N/A	N/A	N/A	N/A	N/A	50	N/A	65	N/A	45	60	18.700
Min. Lot Width (ft)	None	135	70	None	50	None		None		None	None	

18.404.100 Mixed Zones Form and Intensity Standards

- A. This section provides form and intensity standards for mixed zones. For certain zones, Floor Area Ratio (FAR) is regulated, as seen in Table 18.404.100.B.
- B. Table 18.404.070.B, Mixed Zones Form and Intensity Standards, establishes the minimum form and intensity standards by zone. Additional standards may apply based on the zone's location in an overlay or subarea. See Article IV of this Chapter, Form and Intensity Standards by Overlay and Subarea.

i The following is from 18.19B&C Talus and Highlands standards.

- C. For Urban Village zones, each property, parcel, tract, etc., may have up to 100% impervious surface as allowed by current stormwater standards in the City. However, the Architectural Review Committee, Urban Design Guidelines, and other standards may result in less than 100% percent impervious surface being allowed.

- i** Footnotes from existing districts standards tables (18.07; 18.19B.140; 18.19C.140) have been addressed in Article II deviations for height, setbacks, and impervious surface above.
- i** Urban Village setbacks, which exist currently as 0 feet, changed to be build-tos. The ranges were added to be consistent with other, similar build-to standards. For example, UV-MUR with MUR.
- i** In subsequent drafts, Urban Village zones will be adapted to more traditional zoning standards, such as minimum lot size and maximum density.
- i** The increase of 5% impervious surface in Central Issaquah via AAS has been removed. (CIDDS Table 4.4.A, footnote #7)

Table 18.404.100.B Mixed Zones Form and Intensity Minimum Standards

Standards	PO	CBD	MU	MU-CI	MUR	IC	IC-CI	UC	VR	UV-COM/ RET	UV-MUR	UV-VC	Reference/Notes
DU/acre or density	Limited through impervious/height standards/ratios			NA	NA	Limited by FAR ratios	NA	Min: 36 units/acre	NA	N/A	N/A	N/A	See 18.500.110 for Senior Housing Density Bonus Standards See 18.404.130.B for minimum FAR in Central Issaquah.
Minimum Lot Size	None	None	None	None	None	None	None	None	None	None	None	None	
Build-To	NA	NA	NA	0 – 10	0 - 10	NA	0 - 10	0 - 10	0 - 15	0 - 10	0 - 10	0 - 10	See 18.404.130 and 18.404.140 for IC-CI and 18.404.150 for UV additional standards
Front Setback	30	0	10	N/A	N/A	10	N/A	N/A	N/A	N/A	N/A	N/A	
Side Setback	20	0	0	0	7	5	0	0	0	10	5	5	UV zone setbacks only required adjacent to Single Family
Rear Setback	25	0	0	0	7	5	0	0	0	20	5	5	UV zone setbacks only required adjacent to Single Family
Max. Impervious Surface	65%	85%	90%	90%	80%	90%	90%	95%	80%	No max	No max	No max	18.404.040.F See 18.400.100(C) for UV

Standards	PO	CBD	MU	MU-CI	MUR	IC	IC-CI	UC	VR	UV-COM/ RET	UV-MUR	UV-VC	Reference/Notes
Pervious Surface	35%	15%	10%	10%	20%	10%	10%	5%	20%	N/A	N/A	N/A	18.404.040.F
Base Building Height	40	40 ft or 3 stories, whichever is lower	48	60	40	40	48	60	48	N/A	N/A	N/A	See 18.404.100.B.2 for Vertical Mixed Use in Central Issaquah
Max. Building Height	65	N/A	65	85	65	65	65	125	65	Commercial Uses: 85 Retail Uses: 40	85	40	

18.404.110 Resource Zone Form and Intensity Standards

A. Table 18.404.110.A, Resource Zones Form and Intensity Standards, establishes the minimum form and intensity standards for Resource zones. Additional standards may apply based on location in an overlay district. See Part 7, Neighborhood Overlays, for additional standards.

- i** Footnotes from existing districts standards table (18.07) have been addressed in Reference/Notes column or Article II deviations for height, setbacks, and impervious surface above
- i** Existing districts standards table (18.07) references 18.07.525 Mineral Resource Zone development standards in the cell for M zone front setback. This varies based on adjacent zone and will be addressed in 18.604 Development Standards - Site Planning

Table 18.404.110.A Resource Zones Form and Intensity Standards

Standards	TP-NRCA	C-Rec	M	Reference/Notes
DU/acre or density (max)	N/A	N/A	N/A	
Minimum Lot Size	5 acres	5 acres	10 acres	
Front Setback (ft)	100	100	-	18.404.110.B
Side Setback (ft)	100	100	-	18.404.110.B
Rear Setback (ft)	100	100	-	18.404.110.B
Impervious Surface	10%	10%	N/A	
Pervious Surface	90%	90%	N/A	
Base Building Height (ft)	30	30	105	18.404.060
Max. Building Height (ft)	N/A	N/A	120	18.404.060.E
Min. Lot Width	N/A	N/A	No minimum	

- i** The following standards were added from IMC 18.07.525.E.5 Mineral Resource Zone (“M”) development standards--Structural Setbacks

B. M Zone Structural setbacks from property lines.

1. Buildings or structures used in the processing of materials may be no closer than the following, whichever is greater to a particular adjacent property or situation:
 - a. 100 feet from any Residential zoned properties except that the setback may be reduced to 50 feet when the grade where such building or structures are proposed is 50 feet or greater below the grade of said Residential zoned property; or
 - b. 20 feet from any other zoned property, except when adjacent to another extractive site; or
 - c. 20 feet from any public street;
2. Offices, scale facilities, equipment storage buildings and stockpiles may not be closer than 20 feet from any property line, except when adjacent to another extractive site.

18.404.120 Community Zones Form and Intensity Standards

- A. Development Standards in Community Facilities Zones are determined by the most restrictive contiguous zoning, except for Public Schools and Public Buildings.
- B. Table 18.404.120.B, Form and Intensity Standards for Public Schools and Public Buildings, except Public Utilities, establishes the minimum form and intensity standards Public Schools and Public Buildings by Use.

i Table below is adapted from Table 18.07.480 – Community Facilities Standards for Public Schools and Public Buildings. It will be reformatted to mirror those above (with standards in the leftmost column and Uses across the top).

Table 18.404.120.B Form and Intensity Standards for Public Schools and Public Buildings

		Public Schools, Compact	Public Buildings		Reference
			In Central Issaquah	Outside Central Issaquah	
Floor Area Ratio (FAR)	Min	0.75	0.75	0.75	
	Max	2.0	5.0	5.0	
Max Height (ft)		65	85	65	
Setbacks (ft)	Side	7	7	7	18.404.080.D
	Rear	7	7	7	18.404.120.A
Build-To-Line (ft)		0 – 20	0	0	18.404.080.D
Max Impervious Surface		90%	90%	90%	

Article IV: Overlay and Subarea Form and Intensity Standards

Intent. In addition to the minimum standards set in the previous sections of this Chapter, additional, geographic, and neighborhood-specific standards may apply. These standards reconcile that not all neighborhoods have identical characteristics and forms, despite some having similar or identical zoning districts. This section provides standards through overlay districts to ensure that neighborhood characteristics are maintained.

i The Issaquah Highlands and Talus Replacement Regulations, IMC 18.19B & 18.19C, relied on Central Issaquah standards. The standards applied below, applied to the former Urban Villages through the application of Central Issaquah standards to those areas.

18.404.130 Central Issaquah, Issaquah Highlands, Talus Subarea Form and Intensity Standards

- A. This section applies to Central Issaquah subarea, as designated in 18.702.XXX, Central Issaquah, and the subareas of Issaquah Highlands and Talus, as designated in IMC 18.704.XXX and 18.708.XXX respectively.

i Standard on Maximum Dimensions of Block Sizes adapted from The Urban Design Manual Standard, UD.2.1.1, which establishes block dimensions for Central Issaquah. Though the design manual didn't apply to Issaquah Highlands and Talus, block sizes established by Central Issaquah standards do apply: 6.2.A, 11.3.A,

12.5.A. This standardizes the block size across these three areas. The Circulation chapter may update this standard.

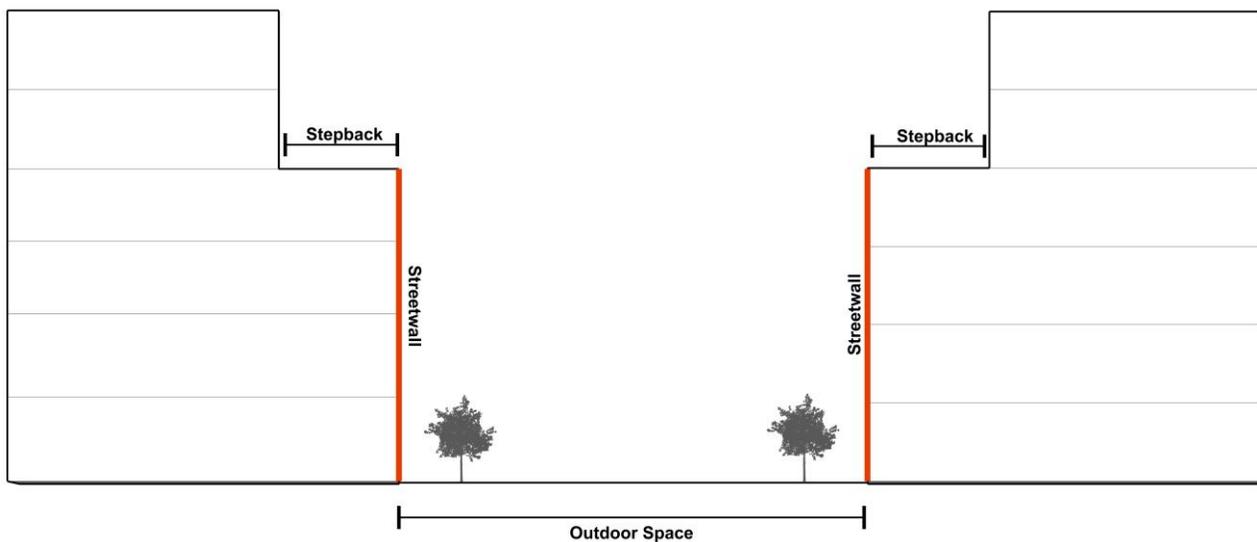
- B. Typical blocks may not exceed dimensions of 240 feet by 400 feet. In some instances where necessary (e.g., coordinating with the existing grid), blocks may be increased to 320 feet by 400 feet.

i The following section was adapted from CIDDS 11.3.F through J on Establishing a Streetwall and frontage requirements to the build-to-line in Central. Alternatives in the build-to-line revised for clarity and consistency to reference the Green Necklace Chapter, 18.612.

C. Establish Streetwall.

1. Buildings must be built to the edge of the sidewalk or the allowable setback to maintain a consistent frontage. This type of frontage is known as a streetwall.

Figure 18.404.130.C.1 Streetwall



2. Minimum Building Frontage. Sufficient length of buildings must be present at the build-to-line to maintain a generally continuous streetwall and limit spatial gaps to those necessary to accommodate vehicular and pedestrian access. Minimum building frontages at the build-to-line are as follows:
- In the Urban Core zone, minimum building frontage is at least 75%.
 - In all other zones, minimum building frontage is at least 60%.
3. Corner Building Frontage. Building mass must be present at the intersection to amplify the importance of the corner. Building Frontage must occupy all of the Build-To-Line at intersections for a minimum distance of 60 feet from the corner. Exceptions may be allowed to meet clear traffic sight line triangle requirements.

D. Exceptions and Alternatives to Building Frontages.

- Where critical areas, their buffers, and building setback, as defined by Chapter 18.802 IMC, are present, the frontage used to calculate the Minimum Building Frontage must be reduced for each foot of protected and restricted frontage.
- In Issaquah Highlands and Talus subareas, the Minimum Building Frontage does not apply to the UV-SF zone.

3. The building frontage requirement may be reduced by 10 percentage points to accommodate Community Spaces including plazas, outdoor café seating, or entry courts, as discussed in Chapter 18.612 IMC, Community and Amenity Spaces.
4. Up to 20% of the building frontage requirement may be fulfilled through architectural and landscape measures along the build-to-line, such as to screen a surface parking lot. Elements to fulfill this requirement may include a combination of:
 - a. Canopy structures combined with pergolas, arcades, trellises, arbors that achieve a six to eight feet height combined with lower decorative masonry walls 36 inches in height; and
 - b. Semi-opaque landscaping.

i The following is adapted from CIDDS 11.3.F.1

- E. Build-to Area. Where a building is not set at the property line or building is not required for compliance with 18.404.130(C.2), at least two of the following are required in the Build-to area:
 1. Landscaping with evergreen plantings to maintain year-round interest,
 2. A combination of benches, low walls, and other hardscape elements to enhance social interaction,
 3. Other pedestrian amenities may also be used, for instance, the public sidewalk may be widened to include elements such as additional walkway width, outdoor seating, retail displays, landscape planters, benches or fountains while maintaining a pedestrian friendly environment on the sidewalk,
 4. Amenities as required that contribute to the Green Necklace per Chapter 18.612 IMC.

18.404.140 Central Issaquah Subarea Form and Intensity Standards

- A. This section applies to Central Issaquah subarea, as designated under Figure 18.702, Central Issaquah Applicability Map.
- B. The minimum FAR listed on the Table 18.404.130.D is required for new Development and Redevelopment in:
 1. The Urban Core zone and
 2. Sites totaling three contiguous acres or more in common ownership outside the Urban Core zone. The Urban Core's minimum Floor Area Ratio is the minimum for these sites.
 3. Exception:
 - a. Redevelopment of existing Automobile Service Station, which retain the Automobile Service Station as the primary use, on the date of adoption of these Standards in the Urban Core zone do not have to meet the minimum Floor Area Ratio.
 - b. In multi-phase development, complying with the minimum Floor Area Ratio for the entire site may be delayed; however, each phase must comply.
- C. Table 18.404.130.D establishes additional Central Issaquah Form and Intensity Standards.

i Section 18.514 in the reference/notes column will address the density bonus program or CIDDS Density Bonus may be in 18.702

Table 18.404.130.D Mixed Zones Floor Area Ratio (FAR) Standards

Standards	MU-CI	IC-CI	UC	Central Vertical	VR	Reference / Notes
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					Mixed Use Overlay		
Residential Floor Area Ratio (FAR)	Min	See note	See Note	0.75	2.5	See Note	See 18.404.140(B) for sites with a total of 3 acres or with contiguous ownership
	Base	2.5	0.5	3.0	5.0	1.25	18.702
	Max	3.5	0.5	5.0	8.0	3.0	18.514, Affordable Housing Density Credit
Nonresidential Floor Area Ratio (FAR)	Min	N/A	N/A	0.55	2.5	N/A	See 18.404.140(B) for sites with a total of 3 acres or with contiguous ownership
	Base	1.25	0.5	1.25	5.0	1.0	18.702
	Max	3.5	0.5	5.0	8.0	3.0	

D. Standards for Vertical Mixed Use Overlay in Central Issaquah Subarea.

1. The maximum Base Height is 85 feet. All other standards are consistent with those in Table 18.404.100.B for the Urban Core zone.
2. Ground Floor Height Requirements. For buildings located within the areas where there are Required Ground Floor Frontages as determined by Figure 18.700 Central Issaquah Vertical Mixed Use Map, ground floor height must be a minimum of 15 feet and a maximum of 20 feet.
3. Ground Floor Use Requirements. Food and Beverage, Retail/Service and Retail/Service. Specific Land Uses permitted in the Vertical Mixed Use Overlay area required within the ground floor of buildings in the following locations:
 - a. Required Ground Floor Frontages per 18.700 Central Issaquah Vertical Mixed Use Overlay Map; and
 - b. At intersections for a minimum distance of 60 feet from the corner.

18.404.150 Issaquah Highlands and Talus Form and Intensity Standards

- A. This section applies to the subareas of Issaquah Highlands and Talus, as designated in Chapter 18.704 IMC, Issaquah Highlands Overlay--Applicability.
- B. Talus and Issaquah Highlands Form and Intensity Standards. In addition to the minimum form and intensity standards required in a zone, Talus and Issaquah Highlands may have more restrictive setback requirements. Tables 18.404.150.D establish the standards for the zones and overlays where greater restrictions apply.
 1. Minimum first floor height is 15 feet in mixed use nonresidential or mixed-use residential buildings.
 2. Floor Area Ratio (FAR). A minimum FAR of 1.0 is required for nonresidential development or redevelopment.
- C. Issaquah Highlands Build-to Lines by Neighborhood Type. For non-single family zones, the Build-To line standards by Neighborhood Type are shown below. See 18.704 for a map of Neighborhood Types.
 1. Traditional Townscape: 0- to 10-foot build-to line; and
 2. Cottage Lane: 0- to 10-foot build-to line; and
 3. House and Garden: 0- to 15-foot build-to line.

D. Setbacks for multifamily uses and CF-FPO only apply when adjacent to SF zones

1. Additional setback requirements by UV subarea.

Table 18.404.140.D Overlay Setback Requirements for Talus and Highlands

Standards	UV-SF		UV-MUR		Reference / Notes
	Talus	Highlands	Talus	Highlands	
Build-To (ft)	N/A	N/A	0 - 15	See 18.404.090.C	
Front Setback (ft)	5	0	N/A	N/A	18.802; 18.610; 18.508; 18.404.030
Side Setback (ft)	4	5	5	10	18.802; 18.610; 18.508; 18.404.030
Rear Setback (ft)	4	5	5	20	18.802; 18.610; 18.508; 18.404.020; 18.404.030

E. Community Facilities – Facility Privately Owned

Table 18.404.140.E Community Facilities – Facility Privately Owned Standards for Talus and Highlands

Standards	CF-FPO		Reference / Notes
	Talus	Highlands	
Build-To Line (ft)	0 - 15	See 18.404.090.C	18.404.110.C; 18.802; 18.610; 18.508; 18.404.020
Side Setback (ft)	5	10	18.802; 18.610; 18.508; 18.404.020
Rear Setback (ft)	5	20	18.802; 18.610; 18.508; 18.404.020; 18.404.030
Max Building Height	35	35	