

### 18.404.150 Central Issaquah Subarea Form and Intensity Standards

- A. This section applies to Central Issaquah subarea, as designated under Figure 18.702.015.A, Central Issaquah Applicability Map.
- B. Table 18.404.150.B establishes additional Central Issaquah Form and Intensity Standards.

**Table 18.404.150.B Mixed Zones Floor Area Ratio (FAR) Standards**

Standards		MU-CI	<u>MUR</u>	IC-CI	UC	Central Vertical Mixed Use Overlay	VR	Reference / Notes
Residential Floor Area Ratio (FAR)	Min	N/A	<u>N/A</u>	N/A	0.75	2.5	N/A	
	Base	2.5	<u>1.25</u>	0.5	3.0	5.0	1.25	IMC Chapter 18.702
	Max	3.5	<u>2.0</u>	0.5	5.0	8.0	3.0	IMC Chapter 18.514, Affordable Housing Density Credit
Nonresidential Floor Area Ratio (FAR)	Min	N/A	<u>N/A</u>	N/A	0.55	2.5	N/A	
	Base	1.25	<u>1.0</u>	0.5	1.25	5.0	1.0	IMC Chapter 18.702
	Max	3.5	<u>2.0</u>	0.5	5.0	8.0	3.0	

C. Properties located in the Urban Core zone must meet a minimum density for residential and mixed use developments of 36 units/Developable Acre, the requirement for Urban Center/Regional Growth Center development.

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

1. The maximum Base Height for Vertical Mixed Use Overlay is 85 feet. All other standards are consistent with those in Table 18.404.100.B for the Urban Core zone.