CHAPTER 33.450 LIGHT RAIL TRANSIT STATION ZONE

(Amended by: Ord. No. 167464, effective 4/15/94; Ord. No. 169763, effective 3/25/96; Ord. No. 174263, effective 4/15/00; Ord. No. 178172, effective 3/5/04.)

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General

33.450.010 Purpose

The Light Rail Transit Station overlay zone encourages a mixture of residential, commercial, and employment opportunities within identified light rail station areas. The zone allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, and ensuring a density and intensity that is transit supportive. The development standards of the zone also are designed to encourage a safe and pleasant pedestrian environment near transit stations by encouraging an intensive area of shops and activities, by encouraging amenities such as benches, kiosks, and outdoor cafes, and by limiting conflicts between vehicles and pedestrians.

These regulations are temporary; they will be revised at the completion of a regional effort to develop station area plans.

33.450.020 Short Name and Map Symbol

The Light Rail Transit Station zone is also referred to as the LRT zone, and is shown on the Official Zoning Maps with a "t" map symbol.

33.450.030 Where These Regulations Apply

The regulations of this chapter apply to the LRT zone.

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Use Regulations

33.450.300 Prohibited Uses

- **A.** The following uses are prohibited on the portion of a site within 500 feet of a light rail alignment:
 - 1. Vehicle Repair uses; and
 - 2. Sale or lease of consumer vehicles, including passenger vehicles, motorcycles, light and medium trucks, travel trailers, and other recreational vehicles. Offices for sale or lease of vehicles, where the vehicles are displayed or stored elsewhere are allowed.
- **B.** The following uses are prohibited on the portion of a site within 200 feet of a light rail alignment:
 - 1. Commercial Parking, surface or structured; and
 - 2. Accessory parking on a surface lot.

Development Regulations

33.450.400 Prohibited Development

- **A.** Drive-through facilities.
- **B.** Exterior display of goods and exterior storage on the portion of a site within 500 feet of a light rail alignment. Outdoor seating for restaurants and pedestrian-oriented accessory uses, such as flower, food, or drink stands, are exempt from this requirement.

33.450.410 Minimum Floor Area Ratio

The minimum floor area ratio (FAR) for all new development is 1 to 1. Expansions of existing development are exempt from this FAR minimum.

33.450.420 Minimum and Maximum Parking Requirements

- **A. Minimum number of parking spaces.** On the portion of a site within 500 feet of a light rail alignment, the minimum number of parking spaces is 50 percent of the required parking spaces stated in Table 266-1 of Chapter 33.266, Parking and Loading.
- **B. Maximum number of parking spaces.** The number of parking spaces for non-residential uses in the LRT zone may not exceed 150 percent of the required parking spaces stated in Table 266-2 of Chapter 33.266, Parking and Loading.

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33.450.430 Location of Vehicle Access

Parking access near a light rail alignment. New motor vehicle access to any parking area is prohibited within 75 feet of a light rail alignment. Location of vehicle areas is regulated by Chapter 33.266, Parking and Loading.

33.450.440 Improvements Between Buildings and the Street

The land between a building or exterior improvement and a street must be landscaped to at least the L1 standard and/or hard-surfaced for use by pedestrians. If hard-surfaced, the area must contain pedestrian amenities such as benches, drinking fountains, and/or other design elements (such as public art, planters, and kiosks) and be physically separated from parking areas by a 3 foot deep area landscaped to at least the L2 standard. Bicycle parking may be located in the area between a building and a street lot line when the area is hard-surfaced.

33.450.450 Ground Floor Windows

The ground floor window standards of 33.130.230.B.2 apply to all development in the RH, C, and E base zones.

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