

20.37.200 Fountain district urban village – Applicability.

- A. Regulations specified within this article shall apply to the use of land within the fountain district urban village.
- B. Should the provisions of this article conflict with any other provision of the Bellingham Municipal Code, except critical areas ordinance, shoreline master program, stormwater regulations or Chapter [20.28](#) BMC, Infill Housing, the provisions of this article shall apply.
- C. *Nonconformity.* Nonconforming uses and buildings that are damaged or destroyed by sudden accidental cause may be reconstructed to those configurations existing immediately prior to the time the development was damaged, provided a complete building permit application for repair and reconstruction is submitted within 12 months of the occurrence of the damage or destruction. The planning and community development director (“director”) may extend the application deadline upon finding that the applicant is experiencing undue hardship from unforeseen circumstances in meeting the deadline. [Ord. 2010-10-057].

20.37.210 Fountain district urban village – Establishment of boundaries and land use areas.

- A. The boundaries of the fountain district urban village and associated land use areas are hereby delineated as shown in Figure 20.37.210.
- B. The fountain district urban village is divided into two commercial areas (core and transition) and two residential areas (Transitions 1 and 2). The purpose of the areas is to establish goals, policies and regulations that require development to respond to desired intensity, physical characteristics and neighborhood scale. These areas are intended to ensure that development is appropriately scaled and to encourage uses that are compatible with the surrounding neighborhoods.
1. *Commercial Core.* The commercial core area is intended to be the densest area within the urban village with the highest concentration of employment and housing. These areas are likely to have direct access to transit and a wide range of supportive land uses such as retail, office, recreation, public facilities and plazas. The pedestrian environment is emphasized in this area. Ground floor commercial is required along Meridian Street (between Broadway and W. Illinois Street).
 2. *Commercial Transition.* The commercial transition areas are intended to allow commercial uses similar to the core area, but those with less noise and vehicular impacts on abutting residential areas. Height limits and building square footages are lowered to lessen the impact on the adjacent residential areas, discourage demolition of buildings with historic integrity and encourage adaptive reuse of structures by providing additional flexibility of use. Buildings with residential only uses are permitted in this area.
 3. *Residential Transition.* The residential transition areas are immediately adjacent to existing single-family neighborhoods. A mix of residential housing types as outlined in Chapter [20.28](#) BMC, Infill

[Ord. 2010-10-057].

20.37.220 Fountain district urban village – Permitted uses.

A. In Table 20.37.220, land use classifications are listed on the horizontal axis. Fountain district urban village land use areas are shown on the vertical axis.

1. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted subject to general requirements for the use and the use area.
2. If the symbol “C” appears in the box at the intersection of the column and the row, the use is permitted subject to the conditional use provisions specified in Chapter [20.16](#) BMC and to general requirements for the use and the use area.
3. If a number appears in the box at the intersection of the column and the row, the use is permitted in the use area subject to the special limitation indicated in the corresponding note at the end of the table.
4. If the symbol “N” appears in the box at the intersection of the column and the row, the use is not allowed in that area, except for certain short-term uses (see BMC [20.10.040](#), Temporary uses).
5. Use Determination: In the case of a question as to the inclusion or exclusion of a particular proposed use in a particular use category, the director shall have the authority to make the final determination. The director shall make the determination according to the characteristics of the operation of the proposed use as they relate to similar allowed uses within the use area.

Table 20.37.220 – Permitted Uses

P = Permitted # = See Note C = Conditional Use N = Not allowed				
Land Use Classification	Area			
	Commercial Core	Commercial Transition	Residential Transition 1	Residential Transition 2
1. Retail establishments	P(1)	P(1)	N	N
2. Motor vehicles sales (automobiles, motorcycles, scooters, boats, recreational vehicles, etc.) when business activities are conducted entirely within an enclosed showroom.	P	N	N	N

P = Permitted # = See Note C = Conditional Use N = Not allowed				
Land Use Classification	Area			
	Commercial Core	Commercial Transition	Residential Transition 1	Residential Transition 2
3. Offices	P	P	N	N
4. Personal and business services	P	P	N	N
5. Day labor halls	N	N	N	N
6. Eating establishments	P	P	N	N
7. Drinking establishments	P	C	N	N
8. Hotels and motels	P	P	N	N
9. Short-term rentals, per BMC 20.10.037	P	P	P	P
10. Neighborhood clubs and activity centers	P	C	C	C
11. Commercial recreation	P	C	N	N
12. Theaters	P	C	N	N
13. Art galleries and art studios	P	P	N	N
14. Nightclubs	C	N	N	N
15. Adult entertainment	N	N	N	N
16. Drive-up facilities such as bank tellers, food and beverage services, laundry pick up, and car washes	P(2)	P(2)	N	N
17. Service stations for automobiles	P	N	N	N
18. Parking facilities	P	C	N	N
19. Warehousing and wholesaling of products when in conjunction with retail sales of the same product on site	P	N	N	N
20. Mini storage facilities; when the floor area is less than 50	N	N	N	N

P = Permitted # = See Note C = Conditional Use N = Not allowed				
Land Use Classification	Area			
	Commercial Core	Commercial Transition	Residential Transition 1	Residential Transition 2
percent of the floor area of other permitted use(s) on site				
21. Handicraft manufacturing (jewelry, pottery, glass, furniture, etc.)	P	P	N	N
22. Repair shops for small equipment and items	P	N	N	N
23. Small product manufacturing	P(3)	N	N	N
24. Live/work	P	P	N	N
25. Care shops for small animals (house pets such as dogs, cats, etc.)	P(4)	N	N	N
26. Detached single-family dwelling unit with less than 5,500 square feet of total floor area	N	P(6)	P(6)	P(6)
27. Detached single-family dwelling unit containing 5,500 square feet or more total floor area	N	N	N	N
28. Attached accessory dwelling unit (consistent with procedures and requirements outlined in BMC 20.10.036)	N	P	P	P
29. Detached accessory dwelling unit (consistent with procedures and requirements outlined in BMC 20.10.036)	P	P	P	P
30. Chapter 20.28 BMC, Infill Housing.				

P = Permitted # = See Note C = Conditional Use N = Not allowed				
Land Use Classification	Area			
	Commercial Core	Commercial Transition	Residential Transition 1	Residential Transition 2
a. Smaller House	P(5)	P(5)	P(5)	N
b. Small House	P(5)	P(5)	P(5)	N
c. Cottage	P(5)	P(5)	P(5)	N
d. Duplex	P(5)	P(5)	P(5)	N
e. Triplex	P(5)	P(5)	N	N
f. Shared Court	P(5)	P(5)	N	N
g. Garden Court	P(5)	P(5)	N	N
h. Townhouse	P(5)	P(5)	N	N
31. Multifamily dwelling units (apartments or condos)	P	P	N	N
32. Boarding and rooming houses	N	N	C	N
33. Co-housing developments (subject to the provisions in BMC 20.10.048)	N	N	N	N
34. Confidential shelters (subject to the provisions of BMC 20.10.047)	P	P	P	P
35. Schools, art schools and institutions of higher education	P	C	C	C
36. Churches	P	C	C	C
37. Day care	P	P	C	C
38. Service care, day treatment and child placing agencies	P	P	C	C
39. Medical care facility	P	C	C	C
40. Billboards	N	N	N	N
41. Wireless communication facilities (subject to the	C	C	C	C

P = Permitted # = See Note C = Conditional Use N = Not allowed				
Land Use Classification	Area			
	Commercial Core	Commercial Transition	Residential Transition 1	Residential Transition 2
provisions in Chapter 20.13 BMC)				
42. Public utilities (when located within a public right-of-way)	P	P	P	P
43. Community public facilities (subject to the provisions in BMC 20.16.020(J)(4))	P	P	C	C
44. Public parks, trails and playgrounds	P	P	P	P
45. Community gardens	P	P	P	P
46. Government services	P	P	N	N
47. Certain temporary homeless shelters, per Chapter 20.15 BMC	P	P	P	P

Notes:

1 Retail sales of the following are prohibited:

- a Heavy farm and construction equipment.
- b House trailers and mobile homes.

2 Only drive-up facilities/structures and uses existing as of October 11, 2010, are permitted.

3 Permitted when in conjunction with sales of the same on site; provided, that noise, smell and other impacts are internalized within an enclosed structure. This category includes:

- a Manufacture and assembly of light and small items made from previously prepared materials such as office machines, small motors, cabinets, electronic equipment, electrical devices, and signs; and
- b Handicraft manufacturing (jewelry, pottery, glass, furniture, etc.).

4 Keeping of three or fewer animals overnight is permitted as an accessory use if animals are kept in an enclosed structure, and noise, smell and other impacts are internalized within an enclosed structure.

5 Development shall comply with procedures and requirements outlined in Chapter [20.28](#) BMC, Infill Housing.

6 Development shall comply with procedures and requirements outlined in Chapter [20.30](#) BMC, Residential Single Development.

[Ord. 2019-09-028 § 7; Ord. 2018-11-024 § 12; Ord. 2018-10-019 § 10; Ord. 2018-05-009 § 20; Ord. 2010-10-057].

20.37.230 Fountain district urban village – Development.

A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within any area in the fountain district urban village except as follows: Development in residential transition areas shall comply with Chapter [20.28](#) BMC, Infill Housing, or Chapter [20.30](#) BMC, Residential Single Development, and with Table 20.37.230.

Table 20.37.230 – Development Standards

Development Standards	Area			
	Commercial Core	Commercial Transition	Residential Transition	
			Chapter 20.28 BMC, Infill Housing	Chapter 20.30 BMC, Residential Single Development
Minimum Lot Size	None	None	(1)	5,000 SF
Maximum Density	None	None	2,500 SF per unit	5,000 SF per unit
Setbacks from Property Lines	None (3)	None (1, 2, 3)	(1)	(2)
Maximum Height	45 feet (4, 5)	35 feet (4)	(1)	(2)
Maximum Floor Area Ratio (FAR)	2.5 FAR	CT 1: 1.5 FAR CT 2: 0.6 FAR	(1)	N/A

Notes:

- 1 Subject to Chapter [20.28](#) BMC, Infill Housing for corresponding development.
- 2 Subject to Chapter [20.30](#) BMC, Residential Single Development for corresponding development.
- 3 See subsection [\(B\)\(2\)](#) of this section for setback and height adjacent to residential zones and areas.
- 4 Height is measured per height definition No. 1 as per BMC [20.08.020 H.1\(a\)](#).
- 5 See Figure 20.37.210 for commercial core “opportunity site.” Maximum height shall be 55 feet.

B. *Design Standards.* Design review applies as outlined in Chapter [20.25](#) BMC and this subsection. The following design standards are intended to carry out the goals and policies of the fountain district subarea plan, and shall be used in addition to the urban village design district standards and decision criteria outlined in BMC [20.25.020\(D\)\(3\)\(b\)](#). Should the provisions of this section conflict with any other provision in BMC [20.25.020\(D\)\(3\)\(b\)](#), the provisions of this section shall apply.

1. *Commercial Street Frontage.*

- a. *Intent.* Street front uses, along Meridian Street as described in subsection [\(C\)\(1\)\(b\)](#) of this section, are compatible with intensive commercial activity and provide opportunities for visual or interactive links between businesses and pedestrians.

b. *Standard.* Along Meridian Street between Broadway Avenue and W. Illinois Street, ground floor commercial space (including retail, service, office, government, or similar nonresidential uses) shall be provided along the full building street front for a depth of at least 20 feet measured from the front face of the building. Lobbies for residential uses and hotels and parking garage entries shall qualify as ground floor commercial; however, hotel/motel guest rooms, dwelling units and structured parking shall not qualify.

2. *Massing and Articulation.*

a. *Intent.* Provide appropriate transitions between commercial and residential areas. The scale of those portions of a building facing an existing developed neighborhood should conform to the scale established in the neighborhood or the scale identified for the district.

b. *Standards.* Minimum setbacks and maximum height limits within 25 feet of a property line abutting or across an alley from a residential single zone or a residential transition area shall be as shown in Figure 20.37.230(A) or (B).

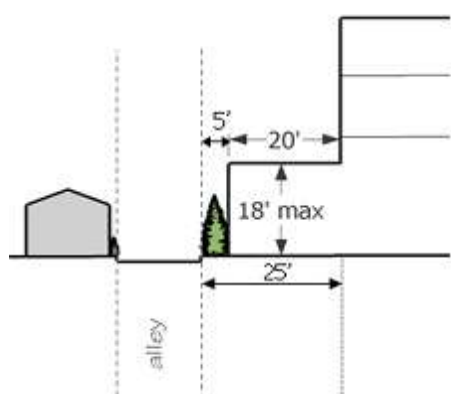
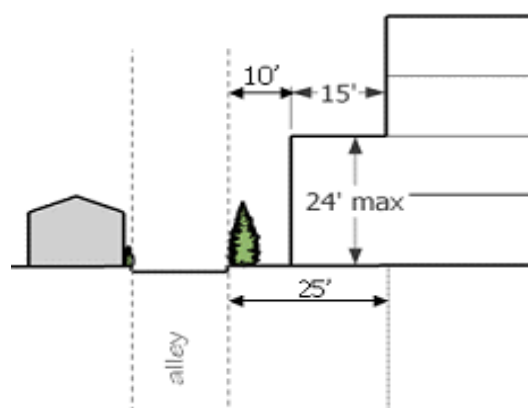


Figure 20.37.230(A)



OR Figure 20.37.230(B)

3. *Consolidate Curb Cuts.*

a. *Intent.* Provide a safe and attractive pedestrian experience, while increasing the inventory of public street parking.

b. *Guideline.* Curb cuts on streets should be consolidated whenever possible.

4. *Parking.*

a. *Intent.* Encourage compatible design by preventing garages from being built on the front of residential homes.

b. *Guideline.* For new residential construction when an alley exists, parking shall be accessed via the alley except when the director determines that alley access is impractical or environmentally constrained.

5. *Additions and Modifications to Existing Single-Family Building Forms.*

a. *Applicability.* The following provisions apply to additions and modifications to existing structures originally built for single-family residential use. The specific design standards in BMC [20.25.070\(B\)](#) do not apply.

b. *Site Design.*

i. *Intent.* Encourage architecturally compatible additions and modifications to existing buildings in both the commercial core and commercial transition areas.

ii. *Guideline.* On Meridian Street, additions designed for the front of existing buildings are encouraged to set back a minimum of two feet from the front property line to allow for a wider sidewalk and the planting of street trees.

iii. *Guideline.* For commercial uses, landscaping should be integral with the site design and provide privacy for neighbors.

iv. *Guideline.* Fencing, especially when seen from the street, should be designed to integrate with the architecture of the building and add visual interest in its detail, materials or color.

v. *Standard.* Parking shall be located to the rear or side of the building and shall not be located at intersections.

c. *Building Design.*

i. *Location of Additions.*

(A) *Intent.* Minimize the impacts of additions and modifications to existing buildings.

(B) *Guideline.* If two existing buildings are to be joined by a mutual addition, when possible, the distinction between the two original buildings should be retained.

(C) *Standard.* Additions to the front of the building are prohibited in the commercial transition area if the existing building is residential in form. Additions should be located to the side or rear of the property following the principles in Figure 20.37.230(C).

20.37.230(C)



Four examples showing appropriate methods of locating an addition on a building to the side and rear. (New addition shown shaded.) Each example builds off of the original building in such a way that it is offset from the existing facades slightly, which helps integrate it with the scale and character of the original building.

ii. *Architectural Details.*

(A) *Intent.* Augment the architectural character of the original building when designing additions, upper stories, dormers, and other modifications.

(B) *Guideline.* A new addition should relate to the design, materials, ornamental detail, and follow the roof shapes and slopes of the existing building.

(C) *Guideline.* Window and door proportions (including the design of sash and frames), floor heights, roof shapes and pitches, and other elements of the addition's exterior should relate to those of the existing building. Windows should be of similar type, materials, pane pattern and quality as those in the existing building.

(D) *Guideline.* Whenever possible, retain existing siding and features of buildings when making improvements and adaptations.

(E) *Guideline.* A change of materials, colors or textures on different elements is encouraged to provide further articulation and additional variety and character.

(F) *Guideline.* The primary entrance should face the public street.

6. *Additions and Modifications to Existing Development on the Opportunity Site.*

a. *Applicability.* The following applies to the existing development located on the fountain district opportunity site.

b. Additions and other exterior modifications to the existing building shall not be subject to the design standards of this chapter, provided a grocery store/supermarket use is retained; and provided further, that any such addition(s) or exterior modification(s) meets the following:

i. The design character of the existing building and the landscape character of the site are maintained.

ii. Any proposed addition(s) does not increase the building footprint by more than 25 percent nor exceed the height of the existing structure.

- iii. The addition(s) maintains a 10-foot setback from exterior property lines.
- iv. The visual impact of any blank-wall additions at the building setback line shall be reduced using similar architectural and landscaping methods as those used along the rear of the existing building.
- c. Additions or modifications that do not meet the criteria in subsection [\(C\)\(6\)\(b\)](#) of this section shall be subject to review and approval of the director under the applicable provisions of BMC [20.14.010](#). [Ord. 2015-01-001 § 2; Ord. 2013-05-033; Ord. 2010-10-057].

20.37.240 Fountain district urban village – Street improvements.

- A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within the commercial core or commercial transition area in the fountain district urban village.
- B. New construction or renovations of 50 percent or more of an existing structure(s) shall improve abutting streets from the curb edge to the property line. The determination of the percentage of renovation shall be based upon whether the valuation of proposed site improvements exceeds 50 percent of the assessed value of the existing site improvements.
- C. Street standards shall be consistent with the fountain district urban village subarea plan streetscape designs. Minor modifications may be approved by the planning and public works directors. Such modifications may be granted when practical difficulties arise in the design and construction of streets due to topographic geological limitations or other problems inherent or peculiar to the area, or where the directors find that imposition of the required street design would be detrimental to the interest of the neighborhood. [Ord. 2010-10-057].

20.37.250 Fountain district urban village – Parking.

- A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within any area in the fountain district urban village except that development in residential transition areas shall comply with Chapter [20.28](#) BMC, Infill Housing, or Chapter [20.30](#) BMC, Residential Single Development.
- B. All parking standards in Chapter [20.12](#) BMC concerning applicability, general provisions, design provisions and improvement standards shall apply except as provided herein.
- C. Uses shall provide parking as follows:
 - 1. *Residential.* Minimum of one parking space per studio, one-bedroom or two-bedroom dwelling unit. An additional 0.5 parking space per unit shall be provided for each bedroom over two per unit.
 - 2. *Commercial.*
 - a. *Core.* Minimum one space per 500 square feet of gross floor area.

b. *Transition.* Minimum one space per 350 square feet of gross floor area.

3. If a use is not readily classified within the residential and commercial classifications, then the director shall determine which standards shall be applied.

4. The director may exempt existing buildings listed on the local, state or national register of historic places from required parking for a one-time floor area expansion; provided, that (a) the floor area expansion is limited to an area equal to 10 percent of the area of the existing building and (b) existing conforming parking on site shall not be displaced except as otherwise may be allowed. If the listed historic building provides 10 percent or less of the on-site parking that would be required for an equivalent new building, the director may allow displacement of some or all of the on-site parking.

D. *Shared Parking.*

1. *Intent.* To efficiently utilize parking resources where the potential for shared parking provisions with adjacent land uses has been analyzed and found to be appropriate.

2. The amount of off-street parking required by this article may be reduced by an amount determined by the director when shared parking facilities for two or more uses are proposed; provided, that the requirements stated in BMC [20.12.010\(A\)\(6\)](#) are met.

E. *Land Dedicated for Parking.*

1. *Intent.* Facilitate the retrofit of existing perpendicular parking straddling public and private property on nonarterial streets to improve pedestrian safety. By placing the public sidewalk at the head of the parking area, public parking inventory can be increased in the general vicinity. Costs of improvements shall be carried by the abutting property owner. (See Figure 20.37.250.)

2. *Standard.* Land that is dedicated by easement or real property for purposes of providing public parking may be allowed with the approval of the planning and public works directors as follows:

a. Limited to nonarterial rights-of-way.

b. Each public parking space created may count as two on-site parking stalls.

c. The floor area ratio for the site shall be calculated on a prededication basis.

d. The design and construction is subject to approval by the planning and public works directors, including abutting sidewalks and landscaping.

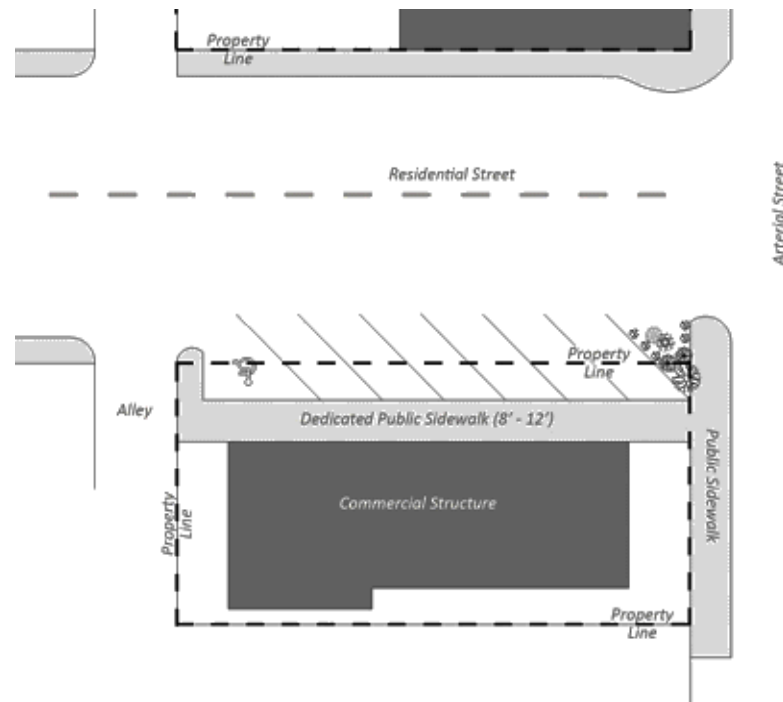


Figure 20.37.250 –

F. *Parking for Change of Use or Additions.* The director shall have the authority to waive parking requirements for subsections [\(C\)\(2\)\(a\)](#) and [\(b\)](#) of this section when there is no existing space available on site to provide additional parking, no parking can reasonably be provided within 500 feet of the generator, and the surrounding streets will not be adversely affected due to the existence of ample on-street parking.

G. *Parking Reduction Allowed.* The director may administratively reduce parking up to an additional 30 percent for uses that are inherently less auto dependent, and for mitigation provided in lieu of the parking reduction. Mitigation may be accomplished through adoption of a program, fee-in-lieu, and installation of infrastructure that promotes use of alternative transportation and less auto dependence. Such uses, programs or infrastructure improvements may include, but are not limited to: senior and affordable housing, implementation of a shared car service (i.e., Zipcar™), enhanced bike storage facilities, purchase of WTA transit passes through the urban village trip reduction credits ([BMC 19.06.040\(E\)](#) – Table 19.06.040(B)), installation of covered transit shelters where approved by the Whatcom Transportation Authority and public works department, and off-site pedestrian infrastructure improvements. The applicant must demonstrate, to the satisfaction of the director, how the proposed mitigation will be adequate and proportionate to the requested parking reduction. Parking reductions authorized by this subsection cannot be combined with those allowed in [BMC 20.12.010\(A\)\(5\)](#).

H. *Bike Parking*

1. *Number of Spaces Required.* Bicycle parking is required for certain use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles. These regulations

ensure adequate short- and long-term bicycle parking based on the demand generated by the different use categories and on the level of security necessary to encourage the use of bicycles for short and long stays

- a. The required minimum number of bicycle parking spaces for each use category is shown on Table 20.37.250. No bicycle parking is required for uses not listed.
- b. The required minimum number of bicycle parking spaces is based on the primary uses on a site. When there are two or more separate primary uses that operate at the same time on a site, the required bicycle parking for the site is the sum of the required parking for the individual primary uses.

2. *Exemptions.*

- a. No long-term bicycle parking is required on a site where there are less than 2,500 square feet of gross building area.
- b. No bicycle parking is required for unattended surface parking lots.

3. *Bicycle Parking Standards.*

a. *Short-Term Bicycle Parking.*

- i. *Purpose.* Short-term bicycle parking encourages shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles. Short-term bicycle parking should serve the main entrance of a building and should be visible to pedestrians and bicyclists.
- ii. *Standards.* Required short-term bicycle parking shall be located:
 - (A) Outside a building;
 - (B) On the site;
 - (C) At the same grade as the sidewalk or at a location that can be reached by an accessible route; and
 - (D) Within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route. For sites that have more than one primary building, the bicycle parking shall be within 50 feet of a main entrance as measured along the most direct pedestrian access route and shall be distributed to serve all primary buildings.
 - (E) Short-term bike parking may be located within the public right-of-way provided the location and design are subject to public works department approval.

b. *Long-Term Bicycle Parking.*

- i. *Purpose.* Long-term bicycle parking provides employees, residents, commuters and others who generally stay at a site for several hours a secure and weather-protected place to park bicycles. Although long-term parking does not have to be provided on site, the intent of these standards is to allow bicycle parking to be within a reasonable distance in order to encourage bicycle use.
- ii. *Standards.* Required long-term bicycle parking shall be:
 - (A) Provided in racks or lockers that meet the standards of subsection (H)(3)(c) of this section;
 - (B) Located on the site or in an area where the closest point is within 300 feet of the site;
 - (C) *Covered.* At least 50 percent of required long-term bicycle parking shall be covered and meet the standards of subsection (H)(3)(c)(v) of this section (Covered Bicycle Parking); and
 - (D) *Secured.* To provide security, long-term bicycle parking shall be in at least one of the following locations:
 - 1. In a locked room;
 - 2. In an area that is enclosed by a fence with a locked gate. The fence shall either be eight feet high or be floor-to-ceiling;
 - 3. Within view of an attendant or security guard;
 - 4. In an area that is monitored by a security camera; or
 - 5. In an area that is visible from employee work areas.

Table 20.37.250 – Minimum Required Bicycle Parking

Specific Use	Long-Term Spaces	Short-Term Spaces
1. Multifamily Housing	2, or 0.5 per bedroom and studio unit.	2, or 1 per 20 dwelling units.
2. Commercial: Retail sales and service, including eating and drinking establishments.	2, or 1 per 12,000 sq. ft. of gross floor area.	2, or 1 per 5,000 sq. ft. of gross floor area.
3. Commercial: Office	2, or 1 per 10,000 sq. ft. of gross floor area.	2, or 1 per 20,000 sq. ft. of gross floor area.
4. Commercial: Off-street parking lots and	2, or 1 per 20 automobile	6, or 1 for each 20

garages available to the general public.	spaces.	automobile spaces.
Note: Wherever this table indicates two numerical standards, the larger number applies.		

c. *Standards for All Bicycle Parking.*

- i. *Purpose.* These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.
- ii. *Bicycle Lockers.* Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.
- iii. *Bicycle Racks.* Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks shall meet the following standards:
 - (A) The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;
 - (B) A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and
 - (C) The rack shall be securely anchored.
- iv. *Parking and Maneuvering Areas.*
 - (A) Each required bicycle parking space shall be accessible without moving another bicycle;
 - (B) There shall be an aisle at least five feet wide behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way; and
 - (C) The area devoted to bicycle parking shall be hard surfaced.
- v. *Covered Bicycle Parking.* Covered bicycle parking, as required by this section, can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where required covered bicycle parking is not within a building or locker, the cover shall be:
 - (A) Permanent;
 - (B) Designed to protect the bicycle from rainfall; and
 - (C) At least seven feet above the floor or ground.

- vi. *Signs.* If required bicycle parking is not visible from the street or main building entrance, a sign shall be posted at the main building entrance indicating the location of the parking.

20.37.260 Fountain district urban village – Landscaping.

A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within any area in the fountain district urban village except as follows:

Development in residential transition areas shall comply with Chapter [20.28](#) BMC, Infill Housing, or Chapter [20.30](#) BMC, Residential Single Development.

B. *Standards.*

1. Development shall provide landscaping in accordance with BMC [20.12.030](#).
2. All landscaping provided to meet requirements under this section must meet the standards herein to ensure the long-term health, viability and coverage of plantings. The planning director may establish standards relating matters including, but not limited to, the type and size of plants, number of plants, concentration of plants, depths of soil, use of low water use plants and access to light and air for plants. [Ord. 2010-10-057].

20.37.270 Fountain district urban village – Signs.

A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within any area in the fountain district urban village. Development in residential transition areas shall comply with Chapter [20.28](#) BMC, Infill Housing, or Chapter [20.30](#) BMC, Residential Single Development.

B. *General Provisions.* No sign shall be permitted unless it complies with the provisions herein.

C. *Exemptions.* The following signs shall be exempt from the provisions of this title:

1. Traffic signs installed by a government agency.
2. Directional, way finding program signs installed by a government agency if the signs are consistent with the provisions of the fountain district urban village subarea plan.

D. *Standards.*

1. Off-premises, rooftop and pole signs are prohibited.
2. One monument sign per site is permitted whether it is for a single or mixed use. The monument sign shall not exceed 60 square feet per face or six feet in height measured from existing grade.

3. Building-mounted signage shall not exceed 100 square feet per use per building elevation, and no single use shall have more than 50 square feet per building elevation (logos are included).

Exemption: Building identification signs or cornerstones are permitted as an integral and architecturally compatible part of the building or structure. Cornerstones shall not exceed four square feet and building identification signs shall not exceed 32 square feet. These exemptions shall not contain any colors, words, letters, numbers, symbols, graphic designs, logos or trademarks for the purpose of identifying a good, service, product or establishment.

4. Building-mounted signs extending over the street right-of-way shall comply with the International Building Code. There shall be at least eight feet of vertical clearance between the bottom of the sign and the sidewalk and the sign shall not extend within two feet of the street curb.
5. Animated, moving, blinking or electronic (LED or similar) message centers are prohibited.
6. *Directional Signs.*
 - a. Directional signs are limited to six square feet per sign face and four feet in height if freestanding.
 - b. The message shall not contain the name of the establishment or advertising of any kind. Examples of directional signs include: “Enter,” “Service Entrance,” “No Parking,” etc.
7. There is no limit on the number of directional signs.
8. Temporary building signs shall not exceed 32 square feet.
9. Real estate signs are limited to one sign per street frontage, shall be unlighted and shall not exceed 32 square feet. [Ord. 2010-10-057].

20.37.280 Fountain district village – Lighting.

- A. *Applicability.* The regulations of this section shall apply to the development of any principal and/or accessory use within the commercial core and commercial transition areas in the fountain district urban village.
- B. *General Provisions.* No exterior lighting shall be permitted unless it complies with the provisions herein.
- C. *Standards.*
 1. Building and aesthetic lighting must be shielded to prevent direct glare and/or light trespass in excess of one and one-half footcandles at the property line, except along Meridian Street in the commercial core.
 2. Wall packs (flood lights) on buildings may be used at entrances to a building or to light unsafe areas. They are not intended to draw attention to the building or provide general building or site lighting. Wall packs must be fully shielded to direct the light downward. Maximum bulb wattage is 100 watts.

3. *Gas and service station canopies.* A maximum of 250 watt bulbs recessed (including lenses) with the bottom of the canopy or gasoline pump island is permitted. Lights that project below the canopy ceiling are prohibited. [Ord. 2010-10-057].