

<p>Received Stamp</p>		<p>Planning Department 15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov</p>
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**Conditional Use Permit Application – Building Size Limitations in
MU12, MUI, MT, CO, LI and PF zoning districts**

This form must be completed (clearly printed or typed) and submitted to the City to file an application along with the Master Permit Application and General Conditional Use Permit Application. Additionally, the applicant must provide all fees as determined by the Planning Director (see attached Fee Schedule). For questions, please contact the Planning Department at (425) 788-2779.

FOR STAFF USE ONLY

File No.:	Received By:	Date Received:
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Applicant Name:

Phone # ()

Signature:

Project / Development Name:

Assessor / Tax Parcel Number(s):

A. Justification

In the MU12, MUI, MT, CO, LI, and PF zoning districts, the gross floor area of a building shall not exceed 65,000 square feet (35,000 square feet in the MT zone and 45,000 square feet in the MU12 zone) unless a conditional use permit has been granted. The 65,000 square foot limitation shall apply to individual buildings for which permits are sought and also to the cumulative sum of related or successive permits for buildings that are part of a larger project, such as piecemeal additions to a building or multiple buildings on a lot or adjacent lots. For purposes of this section, the gross floor area of a retail store shall include gross floor area and the area of all portions of the site outside of the exterior walls of buildings used for the display, storage, or sale of any goods, wares or merchandise. The gross floor area of adjacent stores shall be aggregated in cases where the stores:

- (1) are engaged in the selling of similar or related goods, wares or merchandise and operate under common ownership or management;**
- (2) share checkstands, a warehouse, or a distribution facility; or**
- (3) otherwise operate as associated, integrated or cooperative business enterprises.**

In addition to meeting the general conditional use permit criteria specified in DMC 14.68.030, the following criteria shall be met in order for a building to exceed 65,000 square feet (35,000 square feet in the MT zone and 45,000 square feet in the MU12 zone):

- 1. The proposed building(s) shall be subject to design review approval that meets the criteria set out in DMC 14.62, Site Plan Criteria and DMC 14.34 Design Guidelines. Additionally, other design features to reduce the mass and scale of the building are required. Such features shall result in the building appearing to be a series of small buildings, rather than one large building. Such features shall be determined in consultation with an architect responsible for peer review of the application.

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2. The proposed buildings(s) shall be an architectural amenity to Duvall consistent with the design standards and the Comprehensive Plan.

3. Parking for the proposed building(s) shall be surface and/or garage parking. Additional surface parking required for the portion of the building greater than 65,000 square feet (35,000 square feet in the MT zone and 45,000 square feet in the MU12 zone) shall be located behind or adjacent to the building, not between the building and the primary adjacent street. Under or aboveground parking structures are permitted if specialized design features such as public open space or unique building design are submitted as part of the development application.