



## Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# Notice of Code Interpretation SMC 21B.20.080 & 21B.95.020

**Interpretation Request:** How should footnotes "3." and "8." of Sammamish Municipal Code (SMC) 21B.20.080 be reconciled in terms of the maximum area of allowed retail uses within the TC-B zone?

Is a TC-A zoned property limited in the number of contiguous TC-B zoned properties that it may transfer commercial development under SMC 21B.95.020(2)(c)?

### Director's Interpretation:

Generally retail uses in TC-B zone are limited to a maximum of 4,000 square feet each, consistent with footnote "3." of SMC 21B.20.080. In some circumstances, the director may authorize more than 4,000 square feet of retail floor area for each retail use on a TC-B zoned property, consistent with the factors established in footnote "8." of SMC 21B.20.080.

In some circumstances the director may authorize a TC-B zoned property to include up to 20 percent of the adjacent TC-A zoned property commercial square footage, consistent with the SMC 21B.95.020(2)(c). For example, a TC-B zoned property adjacent to a TC-A1 zoned property may include up to 20% of the 200,000 square feet of commercial space allocated to the TC-A1 zone.

**Applicant:** Department of Community Development (City initiated)

**Public Comment Period:** No public comment period is required.

**Project Location:** Town Center A and B (TC-A and TC-B) zones

**Public Hearing:** A Public Hearing is not required for this interpretation.

**Appeal Period:** **July 7, 2014 through July 28, 2014**  
(Appeals are heard by the Hearing Examiner)

**Staff Member Assigned:**

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*Inquiries regarding the interpretation, decision, and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*