



**City of Tacoma
Planning Commission**

August 1, 2012

Honorable Mayor and Members of the City Council:

The Planning Commission has completed its evaluation of the 2012 proposal to streamline the Land Use Regulatory Code to reduce barriers to infill development and the reuse of existing buildings. This includes three proposed code changes: raising SEPA thresholds; expanding the flexibility inherent in a "home occupation" type of use to include "live-work" and "work-live"; and, a parking exemption for existing buildings in commercial districts.

The proposed changes to the SEPA thresholds are in accordance with Resolution No. 38499, adopted by the City Council on June 12, 2012, which allowed the use of the higher thresholds for the period that this amendment is under public review. The proposed "live-work" and "work-live" uses would provide added flexibility in the Downtown and other Mixed-Use Centers by relaxing requirements such as parking and limitations on employees when a residential use is added to a commercial space or vice versa. The proposed parking exemption would apply to changes of use within existing buildings that are located in commercial districts outside of the downtown and mixed-use districts (where similar exemptions already apply). The exemption would allow a change of use without requiring additional parking.

The Planning Commission completed its review through a public process, including a public hearing on July 18, 2012. Ten people provided oral or written testimony. Testimony was generally supportive but did recommend specific refinements. The Commission reviewed the public testimony and staff recommendations and incorporated a number of improvements before making a final recommendation regarding the proposed changes to the Land Use Regulatory Code on August 1, 2012.

The Commission modified the public review draft to: clarify that 10% of new floor area may be added either internally or externally; and, clarify that these provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building; and, clarify that "live-work" and "work-live" units would only be eligible for buildings in existence up to the date of adoption for this amendment; and, added that external additions shall be in conformance with the character of the existing building.

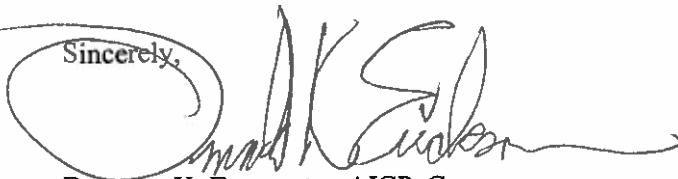
Commissioners discussed how these proposed regulations could increase possibilities for converting buildings to include "live-work" and "work-live" units, and following lengthy debate as to whether or not live-work should be applied to new construction, the Commissioners voted 4-3 in favor of "live-work" and "work-live" units being allowed for existing buildings only. Commissioners in favor of this expressed an increased comfort of approving the "reduced package" as a phase-1 trial that could be expanded to include new buildings if there was measureable success and future demand. The majority of Commissioners supported narrowing the application as a tool for funneling the anticipated "live-work" and "work-live" development to existing structures as an incentive to their reuse and consistency with City sustainability objectives.

In addition, there was discussion about increasing the proposed threshold for the number of "live-work" and "work-live" units allowed per building beyond 20 units. Some Commissioners suggested allowing up to 40-50 units. In the end, the Commission voted 4-3 in favor of initially setting the threshold at 20 units.

The City's existing policies and strategies describe a vision for the City as Pierce County's densest urban center, in which future population growth and corresponding high-density commercial and residential development is complemented by investments in transportation infrastructure that prioritizes alternative transportation options over single-occupancy vehicles. The Commission's review and analysis of the Comprehensive Plan and associated regulations found that the proposed changes should complement and support this vision and the community's goals for growth, infill and redevelopment.

On behalf of the Planning Commission, I am forwarding the enclosed Findings and Recommendations report, which summarizes the public review process and the Commission's actions, along with a copy of the recommended revisions to the Land Use Regulatory Code.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald K. Erickson", written over a large, stylized "O" that also serves as a placeholder for the word "Sincerely".

DONALD K. ERICKSON, AICP, CHAIR
Tacoma Planning Commission

Enclosed



LAND USE CODE STREAMLINING 2012

FINDINGS AND RECOMMENDATIONS

TACOMA PLANNING COMMISSION

August 1, 2012

A. SUBJECT:

Streamlining the Land Use Regulatory Code to reduce barriers to infill development and the reuse of existing buildings by raising SEPA thresholds, expanding the flexibility inherent in a “home occupation” type use to include “live-work” and “work-live”, and, adding a parking exemption for existing buildings in commercial districts.

The proposed changes to the SEPA thresholds are in accordance with Resolution No. 38499, adopted by the City Council on June 12, 2012, which allowed the use of the higher thresholds for the period that this amendment is under public review. The proposed “live-work” and “work-live” uses would provide added flexibility in the Downtown and other Mixed-Use Centers by relaxing requirements such as parking and limitations on employees when a residential use is added to a commercial space or vice versa. The proposed parking exemption would apply to changes of use within existing buildings that are located in commercial districts outside of the downtown and mixed-use districts. The exemption would allow a change of use without requiring additional parking.

B. BACKGROUND:

These amendments are being brought forward as part of an effort to make the reuse of existing buildings in the City less difficult. This is seen as a way to improve blighted areas within the City’s commercial centers by reducing barriers to the reuse of buildings that might otherwise remain vacant for long periods of time. The desired result would be increased activity and vibrancy in areas that have been underutilized and neglected in the past.

C. FINDINGS OF FACT:

- 1) The Comprehensive Plan, adopted in 1993 by Ordinance No. 25360 and amended by ordinance once every year thereafter, is the City’s comprehensive plan as required by the *State Growth Management Act* (GMA) and consists of several plan and program elements.
- 2) The GMA requires that any amendments to the Comprehensive Plan and/or development regulations conform to the requirements of the GMA. The GMA allows counties and cities to amend their comprehensive land use plans and/or development regulations generally only once each year, except that amendments may be considered more frequently for a limited set of circumstances. One of this ‘limited set of circumstances’ covers this proposed amendment, namely a change to the City’s Development Regulations that is designed to implement the Comprehensive Plan. Development Regulations are defined to include, but are not limited to, zoning controls, critical area ordinances, shoreline master programs, official controls, planned

unit development ordinances, subdivision ordinances, and binding site plan ordinances. The proposed amendments fit within this definition of Development Regulations.

- 3) The GMA also goes beyond this procedural ‘designed to implement’ standard and imposes a substantive requirement that any such change to the Development Regulations shall be demonstrably consistent with and implement the Comprehensive Plan. The proposed amendments are designed to reduce barriers in the reuse of existing buildings while improving consistency and compatibility between the Comprehensive Plan and development regulations.
- 4) The GMA requires counties to adopt countywide planning policies, written policy statements establishing a county-wide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent. Pierce County and its cities and towns have adopted the *County-wide Planning Policies for Pierce County, 2012*.
- 5) *Vision 2040*, developed by the Puget Sound Regional Council is an integrated long-range vision for growth in the Central Puget Sound Region. It contains an environmental framework, a numeric regional growth strategy, and six policy sections guided by overarching goals, as well as implementation actions and measures to monitor progress.
- 6) The proposed amendments, which are consistent with the *County-wide Planning Policies for Pierce County* and *Vision 2040*, will encourage adaptive reuse of the City’s existing building stock and eliminate costly parking requirements, thereby reducing development costs and incentivizing greater density in downtown.
- 7) The City Council adopted Resolution No. 37070 on December 19, 2006 approving the four guiding principles for planning the future growth of the City of Tacoma: (1) to protect neighborhoods; (2) to protect critical areas; (3) to protect port, industrial, and manufacturing uses; and, (4) to increase densities in the downtown and neighborhood business districts. The proposed amendment supports guiding principle four: to increase densities in the downtown and neighborhood business districts.
- 8) The Historic Preservation Element of the Comprehensive Plan strongly supports the active use and reuse of existing buildings with historic significance.

Policy HP-6 Encourage active use of historic resources

The preservation program should focus on keeping a building in active service and in accommodating compatible alterations. Change that retains the significance of a property is to be accepted and expected. Note that there are, of course, exceptions for special landmarks and historic building museums.

Action HP-6A Promote adaptive reuse of historic properties.

Regulations and incentives should encourage the re-use of historic structures so they remain part of economically vibrant neighborhoods and areas.

Strategies include:

- Promoting tax incentives, loans and grant programs to encourage the adaptive reuse of historic structures to meet community and market needs.
 - Revising zoning regulations and the building code when needed to ensure that they support the re-use of historic structures.
- 9) The Land Use Regulatory Code, Title 13 of the Tacoma Municipal Code (*TMC*), is the key regulatory mechanism that supports the Comprehensive Plan.

- 10) The procedures and criteria for amending Development Regulations are set forth in Chapter 13.02 of the *TMC*.
- 11) The proposal was presented to and discussed by the Planning Commission at their meetings on May 16, June 20, July 18, and August 1, 2012, all of which were open to the public.
- 12) Staff provided a project update to the City Council's Economic Development Committee at their meeting on July 10, 2012.
- 13) On June 20, 2012 the Planning Commission determined the amendment should be further analyzed pursuant to the amendment criteria and procedures in Chapter 13.02 of the *TMC* and authorized the distribution of the proposed amendment for public review and comment consistent with GMA requirements and set July 18, 2012 as the date for the Commission's public hearing on the matter.
- 14) The proposed amendment distributed for public review included the following provisions:
 - Changes to Chapter 13.06 Zoning, including:**
 - Section 13.06.300 – Mixed-Use Center Districts
 - Adding new Live-Work and Work-Live standards
 - Section 13.06.510 – Off-Street Parking and Storage Areas
 - Adding a parking exemption for Commercial Districts, which consist of T, C-1, C-2, HM, and PDB Districts, that will exempt a change of use in an existing building from providing additional parking (See Exhibit C-3).
 - Changes to Chapter 13.06A – Downtown Tacoma**
 - Section 13.06A.050 – Additional Use Regulations
 - Adding new Live-Work and Work-Live standards
 - Changes to Chapter 13.12 – Environmental Code**
 - Section 13.12.801 – Flexible Thresholds for Categorical Exemptions
 - Increasing the flexible thresholds in *TMC* 13.12.310 to align with recently passed State Legislation (Engrossed Substitute Senate Bill 6406).
- 15) The draft amendment was prepared under the auspices of the Planning Commission with public participation consistent with GMA requirements and the procedures of Chapter 13.02 of the *TMC*. The proposed amendment was presented to and discussed by the Planning Commission during their regular meetings, all of which are open to the public.
- 16) A staff report and analysis of the proposed Code amendment was prepared by the Long Range Planning Division of the Community and Economic Development Department. The report provides a general description of the proposed changes and discusses applicable provisions of the State Growth Management Act, the City Comprehensive Plan, and the City's Land Use Regulatory Code. The proposed amendment was analyzed using the ten criteria found in Chapter 13.02 of the *TMC* pertaining to proposed amendments to the Comprehensive Plan or Development Regulations.
- 17) Past and current planning documents were used to analyze the amendment including: the Comprehensive Plan and the Downtown Element (Comprehensive Plan), the City's 2008 Climate Action Plan, the 2008 Tacoma City Center Parking and Mobility Strategy, and the 2007 Downtown Tacoma Economic Development Strategy.

- 18) Through its analysis, the Planning Commission found that reducing the proposed code amendments are consistent with the future desired development pattern downtown (and elsewhere in the City), which is planned for in *Vision 2040*, the *County-Wide Planning Policies for Pierce County* and the Comprehensive Plan to absorb significant future growth as Pierce County's densest urban center, in the form of high density commercial and residential development.
- 19) Pursuant to WAC 197-11 and Tacoma's SEPA procedures, a Preliminary Determination of Environmental Nonsignificance was issued on June 28, 2012. This preliminary determination (SEPA File Number: SEP2012-40000183621) was made based upon a review of a completed environmental checklist. No comments were received and the preliminary determination became final on July 27, 2012.
- 20) The environmental checklist and Preliminary Determination of Nonsignificance were provided to the Planning Commission, Department of Ecology, Tacoma's Neighborhood Councils, City departments, adjacent jurisdictions, State and federal agencies, the Puyallup Tribe, and other appropriate entities.
- 21) The Planning Commission held a public hearing on the proposed amendments on Wednesday, July 18, 2012 at 5:00 p.m.
- 22) Public outreach included formal meetings with the Community Council, Master Builders Association (Legislative Strategy Committee), the Downtown Merchants Group, and the South Downtown Steering Committee. Additional informal meetings were held with representatives from the University of Washington Tacoma, Downtown business interests, and other interested parties. It is estimated that over 80 people heard a presentation on this proposal.
- 23) Written and/or electronic notice of the Planning Commission's public hearing was distributed to Neighborhood Council board members, other neighborhood groups, business district associations, civic organizations, environmental groups, development interests, adjacent jurisdictions, the Puyallup Tribal Nation, major employers and institutions, City and State departments, Joint Base Lewis-McChord, and other known interested individuals or groups.
- 24) The public hearing notice included general information regarding the time, place, and date of the public hearing as well as information pertaining to the preliminary environmental determination and where additional information could be obtained.
- 25) The public notice was posted on the bulletin boards on the first and second floors of the Tacoma Municipal Building, at all branches of the Tacoma Public Library, and on the City's internet website.
- 26) The public hearing notice and the proposed amendments to the downtown element including the staff report and the preliminary environmental determination with the completed environmental checklist, were posted on the City's website at www.cityoftacoma.org/planning, and hard copies of the documents were available at the offices of the Community and Economic Development Department.
- 27) Advertisement of the public hearing was published in *The News Tribune* on July 12, 2012.
- 28) Pursuant to RCW 36.70A.530(4), the Community and Economic Development Department notified the Directorate of Public Works of Joint Base Lewis-McChord of the City's intent to amend its Development Regulations.
- 29) In accordance with RCW 36.70A.106, the Community and Economic Development Department notified the State Department of Commerce and other required State agencies of its intent to adopt amendments to its development regulations. The notice included transmittal of the

proposed amendment language. DOC confirmed that the City had met the requirement of RCW 36.70A.106 as to notice to State agencies.

- 30) Seven individuals testified at the public hearing and three comment letters or e-mails were submitted by the close of the public hearing record on July 20, 2012.
- 31) The oral and written testimony generally supported the proposed amendments. The majority of the testimony favored limiting the “live-work” and “work-live” provisions to existing and historic structures as an incentive for future reuse. However, the Sustainability Commission expressed reservations about raising the SEPA thresholds.
- 32) Copies of all comment letters and e-mails were provided to the Planning Commission for their consideration, together with a summary of the oral testimony (set forth in the Commissions July 18, 2012 minutes.
- 33) On August 1, 2012 the Planning Commission reviewed all testimony from the public hearing together with written testimony submitted to the Commission and received by the public comment deadline of July 20, 2012 and the staff comments and recommendations in response to the testimony.
- 34) Based on public testimony and further analysis, the Commission modified the public review draft to: (1) clarify that in Section 13.06A.050.D and E the 10% of new floor area may be added either internally or externally adding that external additions be in conformance with the character of the building; (2) add to Section 13.06A.050.D and E that these provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building; (3) clarify that in Section 13.06A.050.D and E that “live-work” and “work-live” units would only be eligible for buildings in existence up to the date of adoption for this amendment.

D. CONCLUSIONS:

- 1) Within the City’s commercial areas, there are existing buildings, or portions of existing buildings, that are vacant or underused. These are often buildings or spaces that were constructed to accommodate a specific use and the conversion or blending of uses in those spaces is often problematic due to code constraints or hurdles. The proposed amendments provide a reasonable flexibility in how those spaces can be used, while also recognizing that the reuse of existing buildings helps reach the City’s sustainability goals. Furthermore, commercial areas flourish when there is activity, particularly when there is a mix of residential and commercial uses. Ultimately, the proposed amendments to development standards provide more opportunity in filling vacant buildings and changing uses in occupied buildings.
- 2) The State Legislature passed Engrossed Substitute Senate Bill 6406 which amends the state’s environmental and natural resources laws, including the State Environmental Policy Act (SEPA). The purpose of the bill is to streamline regulatory processes and to modernize the SEPA review to take into account growth management and evolving development regulations. The bill does several things, including directing Department of Ecology to revise SEPA thresholds and applicability by the end of 2012, with additional changes to occur in 2013. Among those changes, DOE is directed to raise the thresholds for SEPA review for new construction. Under Resolution Number 38499, adopted June 12, 2012, the City Council adopted the higher thresholds allowed under SEPA for the period that this amendment is under public review. The continued use of the higher SEPA thresholds is an appropriate streamlining.

E. RECOMMENDATION:

The Planning Commission recommends that the City Council adopt the proposed amendments to the Land Use Regulatory Code, as set forth in Attachment A to these “Findings and Recommendations”.

F. ATTACHMENTS:

Attachment A – Proposed revisions to *TMC* Title 13



Code Streamling 2012

PROPOSED LAND USE REGULATORY CODE AMENDMENTS August 1, 2012

Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that has been deleted is shown as ~~striketrough~~.

Chapter 13.06.300 – Mixed-Use Center Districts

13.06.300 – Land Use Requirements

Chapter 13.06 - Zoning

13.06.510 – Off-Street Parking and Storage Areas

Chapter 13.06A – Downtown Tacoma

13.06A.050 – Additional Use Regulations

Chapter 13.12 – Environmental Code

13.12.300 – Purpose of this part and adoption by reference

13.12.310 – Flexible threshold for categorical exemptions

* * *

13.06.300 – Land Use Requirements

D. Land use requirements.

3. District Use Table

Home occupation	P	P	P	P	P	P	P	P	P	Home occupations shall be allowed in all X-Districts pursuant to the standards found in Section 13.06.100.E <u>and 13.06A.050.</u>
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13.06.510 Off-street parking and storage areas.

A. Purpose. To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land, and to ensure that required parking areas are designed

to perform in a safe and efficient manner. Additionally, to minimize impacts to adjacent uses from areas used for storage of vehicles and other materials, specific design and development standards for such areas are provided in Subsection D.

* * *

f. In Commercial Districts (T, C-1, C-2, HM, and PDB), no additional parking shall be required for a change of use in a structure that existed prior to September 25, 2012. Existing parking that is above and beyond the current requirements may be removed, provided that the quantity of parking is not reduced below the current requirements for the use on the site. New development, including additions, shall provide parking as required.

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13.06A.050 Additional Use Regulations

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D. Live-Work

1. Purpose and Intent: The purpose of this Section is to assist with the revitalization of Downtown Tacoma and the City's other Mixed-Use Centers and with the implementation of the City's Comprehensive Plan by facilitating additional economic activity in conjunction with residential uses. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a live-work and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other. Adding a home occupation does not trigger change of use requirements under the City's land-use codes.

a. All legal residential uses within buildings lawfully in existence on September 25, 2012 in Downtown and the other mixed-use centers may, as a matter of right, add a home occupation pursuant to TMC 13.06.100 E without being subject to the limitation in TMC 13.06.100 E(6) that no employees outside the members of the family residing on the premises be involved in the home occupation.

b. No additional parking spaces are required.

c. Up to 10% of new floor area may be added, either internally or externally, for the purposes of creating living or working space without triggering a change in use.

d. External additions are exempt from all prescriptive design standards contained within TMC 13.06.300 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building.

e. Non-conforming floor area, Floor Area Ratio (FAR), setbacks, height, and site landscaping are "grandparented in", meaning that a variance is not required for development that does not increase the degree of non-conformity.

f. Mezzanine spaces may be added so long as they do not exceed a 10% increase in floor area or one third the area of the floor below.

g. These provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building.

E. Work-Live

1. Purpose and Intent: The purpose of this Section is to assist with the revitalization of Downtown Tacoma and the City's other Mixed-Use Centers and with the implementation of the City's Comprehensive Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to work-live units. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a work-live and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other. Adding a minor residential component to an existing or historic building does not trigger change of use requirements under the City's Land-use codes.

a. A work-live unit is a combined living and work unit that includes a kitchen and a bathroom. The residential portion of the unit, including the sleeping area, kitchen, bathroom, and closet areas, occupies no more than 33 percent of the total floor area of the legal non-residential use, and the living space is not separated from the work space. It must be located within buildings lawfully in existence on September 25, 2012 in Downtown or the other mixed-use centers.

b. The requirements for the "work-live" units are as follows:

- i. The residential use must be clearly incidental and subordinate to the work space use
- ii. Buildings containing "work-live" units shall not generate additional impacts to any greater extent than what is usually experienced in the surrounding area
- iii. The Land Use Administrator may attach additional conditions to permits that are required for "work-live" units to ensure that the criteria set forth above are met

c. For the purposes of this chapter, a historic building is defined as follows:

Any building or structure that is listed in the State or National Register of Historic Places; or designated as a City Landmark under Chapter 13.07 of the Tacoma Municipal Code; or certified as a contributing resource within a National Register or Tacoma Register historic district; or with an opinion or certification that the property is eligible to be listed on the National or State Register of Historic Places either individually or as a contributing building to a historic district by the State Historic Preservation Officer, or with an opinion from the Tacoma Historic Preservation Officer that the property appears to meet the criteria for designation as a local landmark listed in Chapter 13.07 of the Tacoma Municipal Code.

d. No additional parking spaces are required.

e. Up to 10% of new floor area may be added, either internally or externally, for the purposes of creating living or working space without triggering a change in use.

f. External additions are exempt from all prescriptive design standards contained within TMC 13.06.300 and TMC 13.06A, but external additions shall be in conformance with the character of the existing building.

g. Non-conforming floor area, Floor Area Ratio (FAR), setbacks, height, and site landscaping are "grandparented in", meaning that a variance is not required for development that does not increase the degree of non-conformity.

h. Mezzanine spaces may be added so long as they do not exceed a 10% increase in floor area or one third the area of the floor below.

i. New roof structures shall not be considered as adding new floor area or triggering a change of use provided that: such structures are not used for living or working quarters; and, such structures are used solely for accessory uses or in conjunction with open space amenities.

j. Adding a "work-live" unit is not subject to density requirements in the underlying zone.

k. These provisions do not extend to adaptive reuses that involve more than 20 dwelling units or more than 12,000 square feet of commercial space in a particular building.

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13.12.300 Purpose of this part and adoption by reference.

This section sets forth the proposed actions which are exempt from SEPA threshold determination and EIS requirements. Certain exemptions apply only to certain state agencies. In addition, the City has the authority to adopt certain flexible thresholds for proposals. This section describes those thresholds. It also incorporates the following sections of the *Washington Administrative Code* by reference:

197-11-800	Categorical exemptions.
197-11-810	Exemptions and non-exemptions applicable to specific state agencies.
197-11-820	Department of licensing.
197-11-825	Department of labor and industries.
197-11-830	Department of natural resources.
197-11-835	Department of fisheries.
197-11-840	Department of game.
197-11-845	Department of social and health services.
197-11-850	Department of agriculture.
197-11-855	Department of ecology.
197-11-860	Department of transportation.
197-11-865	Utilities and transportation commission.
197-11-870	Department of commerce and economic development.
197-11-875	Other agencies.
197-11-890	Petitioning DOE to change exemptions.

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13.12.310 Flexible thresholds for categorical exemptions.

The City of Tacoma establishes the following exempt levels for minor new construction as allowed under WAC 197-11-800(1)(c), and RCW 43.21C.410 except when the action is undertaken wholly or partly on lands covered by water and the action requires a development permit under Chapter 13.11 of this title.

A. The construction or location of any residential structure of ~~four or less~~ twenty or fewer dwelling units;

B. The construction of a barn, loafing shed, farm equipment storage building, produce storage or packing structure, or similar agricultural structure, covering ~~10,000~~ 30,000 square feet or less, and to be used only

by the property owner or his or her agent in the conduct of farming the property. This exemption shall not apply to feed lots;

C. The construction of an office, school, commercial, recreational, service, or storage building with 12,000 square feet or less of gross floor area, and with associated parking facilities designed for no more than ~~20~~ 40 automobiles;

D. The demolition of an office, school, commercial, recreational, service, or storage building with 12,000 square feet or less of gross floor area;

E. The construction of a parking lot designed for no more than ~~20~~ 40 automobiles;