RESOLUTION R-4787

AN RESOLUTION OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE ASSOCIATED WITH THE SHORELINE MASTER PROGRAM UPDATE, FILE NO. ZON06-00017.

WHEREAS, the City Council has received recommendations from the Kirkland Planning Commission and the Houghton Community Council to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 3719 as amended, all as set forth in that certain report and recommendations of the Planning Commission and the Houghton Community Council dated September 10, 2009 and bearing Kirkland Department of Planning and Community Development File No. ZON06-00017; and

WHEREAS, prior to making said recommendation, the Kirkland Planning Commission, following notice thereof as required by RCW 35A.63.070, on June 25, 2009, held a public hearing, on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, prior to making said recommendation, the Houghton Community Council, following notice thereof as required by RCW 35A.63.070, on June 22, 2009, held a courtesy hearing, on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policy Act (SEPA), there has accompanied the legislative proposal and recommendation through the entire consideration process, a SEPA Addendum to Existing Environmental Documents issued by the responsible official pursuant to WAC 197-11-600; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendations of the Planning Commission and Houghton Community Council; and

WHEREAS, the City Council wishes to state its intent to adopt the attached proposed Zoning Code text upon approval of the City's Shoreline Master Program by the State Department of Ecology; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The City Council hereby approves the proposed Zoning text amendments of Ordinance 3719 as amended, the Kirkland Zoning Ordinance as set forth in Attachment A attached to this resolution and incorporated by reference. The City Council intends to adopt the proposed Zoning

text amendments set forth in Attachment A upon the City's final adoption of its Shoreline Master Program.

PASSED by majority vote of the Kirkland City Council in open meeting this 1st day of December, 2009.

SIGNED IN AUTHENTICATION thereof this 1st day of December, 2009

Mayor

Attest:

City Clerk

Approved as to Form:

City Attorney

ZONING CODE AMENDMENTS

(in order as they appear in Attachment 1)

<u>Use Zone Charts</u> (revised)
WDI – Sec 30.10
WDII – Sec 30.20
WDII – Sec 30.30
CBD2 – Sec 50.15
JBD2 – Sec 52.15
JBD3 - Sec 52.20
JBD4 - Sec 52.25
JBD5 - Sec 52.30
PLA2 - Sec 60.15
PLA3A - Sec 60.20
PLA3B - Sec 60.25
PLA6A - Sec 60.55
PLA6H - Sec 60.90
PLA6I - Sec 52.95
PLA15A - Sec 60.170
PR - Sec 25.08
BN - Sec 40.08
RS - Sec 15.08
RM - Sec 20.08

<u>Other sections</u>
Chapter 115 - Sec 115.07 (Revised)
Sec 30.17 in WDI (Deleted)
Sec 30.27 in WDII (Deleted)
Sec 30.37 in WDII (Deleted)
Sec 50.20 in CBD2 (Deleted)
Sec 52.35 in JDB5 (Deleted)
Sec 60.18 in PLA 2 (Deleted)
Sec 60.28 in PLA 3B (Deleted)
Sec 60.173 in PLA 15 (Deleted)

30.05 User Guide. The charts in KZC 30.15 contain the basic zoning regulations that apply in the WD I zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 30.10

Zone WD1

Section 30.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

~~2. See KZC 30.17 for regulations regarding bulkheads and land surface modification.~~

2. ~~3.~~ The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:

a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and

b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and

c. The design of the public use area is specifically approved by the City.

(Does not apply to Public Access Pier , ~~or~~ Boardwalk or Public Access Facility; ~~,~~ ~~Moorage Facility for 1 or 2 Boats~~Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units;~~,~~ Public Park~~.~~; ~~or~~ Public Utility uses; Boat Launch; or Water Taxi).

3. The required 30-foot front yard may be reduced, subject to all of the following conditions:

a. The existing primary structure does not conform to the minimum shoreline setback standard;

b. The proposed complete replacement or replacement of portion of the existing primary structure comply with the minimum required shoreline setback established under the provisions of KZC Chapter 83, or as otherwise approved under the shoreline setback reduction provisions established in Section 83.380 KZC;

c. The front yard for the complete replacement or the portion of replacement may be reduced one (1) foot for each one (1) foot of the shoreline setback that is increased in dimension from the setback of the existing non conforming primary structure, provided that subsection 3.d below is met; and

d. Within the front yard, each portion of the replaced or portion of replaced primary structure is setback from the front property line by a distance greater than or equal to the maximum height of that portion above the front property line.

(Does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Boat launch; Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units; Public Park; Public Utility uses; Boat Launch; or Water Taxi).

4. A view corridor must be maintained across 30 percent of the average parcel width. Refer to KZC Chapter 83 for additional details. ~~The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties (does not apply to Public Access Pier or Boardwalk, Moorage Facility for 1 or 2 Boats, or Public Park uses).~~

5. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

6. May also be regulated under the Shoreline Master Program, ~~KMC Title 24~~ refer to KZC Chapter 83.

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Section 30.15	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.010	Detached Dwelling Units	None	3,600 sq. ft./unit, except if 1,800 sq. ft./unit for up to 2 dwelling units if the public access provisions of KZC 83.390 are met~~3,600 sq. ft.~~	30′ . ~~The greater of:~~ ~~a. 15 or~~	. ~~The greater of:~~ ~~a. 15 or~~ ~~b. 1-1/2 times the height of the primary structure above average building elevation minus 10~~′	5′, but two side yards must equal at least 15 feet. ~~10~~′ ~~The greater of:~~	~~a. 15 or~~ ~~b. 15% of the average parcel depth.~~ See Chapter 83 KZC	80%	30′ above average building elevation. This provision may not be varied	E	A	2.0 per unit	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulations regarding ~~moorages and public access piers, see the specific listings in this zone~~piers or docks serving detached dwelling units, refer to the specific listings in this zone and Chapter 83 KZC. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
				The minimum dimension of any yard, other than those listed, is 5′. See General Regulations									

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.020	Detached, Attached or Stacked Dwelling Units	Process I, Chapter 145 KZC	3,600 sq. ft. per unit	30'	~~.The greater of: a. 15 or b. 1-1/2 times the height of the primary structure above average building elevation minus 10~~	~~10'~~ 5', but the two side yards must equal at least 15 feet.	See Chapter 83 KZC~~The greater of: a. 15 or b. 15% of the average parcel depth.~~		30' above average building elevation. See also Special Regulation 3	D		.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulations regarding moorage and public access piers, see the specific listings in this zone and Chapter 83 KZC. 2. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas.~~ 3. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. ~~a~~. The increase is offset by a view corridor that is superior to that required by the General Regulations.~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ 4. ~~The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ REGULATIONS CONTINUED ON NEXT PAGE
				See General Regulations and Spec. Reg. 6									

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.020	Detached, Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. Any required yard, other than the front yard ~~or high water line~~ or shoreline setback ~~required yard~~, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard
.030	Public Access Pier, ~~or~~ Board-walk, or Public Access Facility	. ~~Process I, Chapter 145 KZC~~See Chapter 83 KZC~~.~~	None	See Chapter 83 KZC~~Waterward of the High Waterline~~				--	See Chapter 83 KZC~~Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3 above the deck~~	--	~~See Spec. Reg. 7~~	See KZC 105.25	Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities are permitted as part of this use.~~ ~~2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a building permit for this use.~~ ~~3. May not treat a structure with creosote, oil base or toxic substances.~~ ~~4. Must provide at least one covered and secured waste receptacle.~~ ~~5. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~7. Structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high, and visible from the lake.~~ ~~8. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property.~~

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.040	Piers, docks, boat lifts and canopies serving Detached Dwelling Unit~~Moorage Facility for 1 or 2 boats~~	See Chapter 83 KZC~~None~~		See Chapter 83 KZC~~Waterward of the High Waterline~~				~~80%~~			~~See Spec. Reg. 8~~	None~~1 per each 2 slips. Otherwise, None if the moorage is reserved for the exclusive use of an adjoining residential development.~~	Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.~~ ~~2. Moorage structure may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width.~~ ~~3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a building permit for this use.~~ ~~4. May not treat moorage structure with creosote, oil base or toxic substances.~~ ~~5. Must provide at least one covered and secured waste receptacle.~~ ~~6. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~8. Moorage structures must display the street address of the subject property.~~ ~~9. Covered moorage is not permitted.~~ ~~10. Aircraft moorage is not permitted.~~
				~~–~~	~~10'~~	~~10'~~	~~–~~						
				~~In addition, no moorage structure may be within – a. 25' of a public park; or b. 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'~~									
.050	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units	See Chapter 83 KZC	None	See Chapter 83 KZC					-			None	Refer to Chapter 83 KZC for additional regulations

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.06~~5~~0	Marina ~~General Moorage Facility~~	~~Process IIA, Chapter 150 KZC.~~See Chapter 83 KZC	None~~, but must have at least 100□ of frontage on Lake Washington~~	Landward of the ~~High Waterline~~Ordinary High Water Mark: 30' See Gen. Regs	~~The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10~~	5', but two side yards must equal at least 15 feet~~10'~~	See Chapter 83 KZC ~~For moorage structure, 0'~~ ~~For other structures, the greater of a. 15' or b. 15% of the average parcel depth~~.	80%	Landward of the ~~High Waterline~~ordinary high water mark, 30' above average building elevation. See also Spec. Reg. 3~~2~~. ~~Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.~~	B	B ~~See Spec. Reg. 13~~	1 per each 2 slips. ~~Otherwise, None, if the moorage is reserved for the exclusive use of an adjoining residential development.~~	1. Refer to Chapter 83 KZC for additional regulations. ~~1. Except as permitted by Special Regulation 16, no structures, other than each moorage structure or public access pier, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone.~~ ~~2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.~~ 3~~2~~. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by the General Regulations~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30□ above average building elevation.~~. ~~4. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ ~~5. The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The ability of the land landward of the high waterline to accommodate the necessary support facilities.~~ ~~b. The potential for traffic congestion.~~ ~~6. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review size and configuration of moorage~~
				Waterward of the ~~High Waterline~~-Ordinary High Water See Chapter 83 KZC: –	~~10'~~	~~10'~~	–						

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
				~~No moorage structure may be~~ ~~a. Within 100 feet of a public park or~~ ~~b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45° angle from the side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over water structure; or~~ ~~(See next page for the rest of the Required Yard Regulations)~~								~~structures to insure that:~~ ~~a. The moorage structures are not larger than is necessary to moor the specified number of boats; and~~ ~~b. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and~~ ~~c. The moorage structures will not adversely affect nearby uses; and~~ ~~d. The moorage structures will not have a significant long term adverse effect on aquatic habitats.~~ ~~7. If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE~~

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.050	~~General Moorage Facility (continued)~~			~~c. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening overwater structure; or~~ ~~d. Within 25 of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than those listed, is 5~~ ~~See previous page for the rest of this column.~~	-				~~8. May not treat moorage structure with creosote, oil base or toxic substance.~~ ~~9. Must provide at least two covered and secured waste receptacles.~~ ~~10. All utility and service lines must be below the pier deck and, where feasible, underground.~~ ~~11. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property.~~ ~~12. Piers must be adequately lit. The source of light must not be visible from neighboring properties.~~ ~~13. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high.~~ ~~14. Covered moorage is not permitted.~~ ~~15. Aircraft moorage is not permitted.~~ 3~~16.~~ The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Boat and motor sales leasing. b. Boat and motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. ~~c. Boat launching ramp if:~~ ~~1) It is not for use of the general public; and~~ ~~2) Is paved with concrete; and~~

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
													~~3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and~~ ~~4) Access to the ramp is not directly from the frontage road; and~~ ~~The design of the site is specifically approved by the City.~~ ~~d. Dry land storage. However, stacked storage is not permitted.~~ ~~e.~~ c. Meeting and special events rooms. ~~f.~~ d. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and cleanup gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck. ~~17. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.~~

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.060	Restaurant or Tavern	Process IIA, Chapter 150 KZC	7,200 sq. ft	30' See Gen. Regs~~.~~ See also Spec Reg 5	~~The greater of: a. 15 or b. 1-1/2 times the height of the primary structure above average building elevation minus 10~~	5', but two side yards must equal at least 15 feet.~~10~~	See Chapter 83 KZC~~The greater of: a. 15 or b. 15% of the average parcel depth.~~	80%	-30' above average building elevation. See also Special Regulation 3.	B	E	1 per each 100 sq. ft. of gross floor area.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulations regarding moorages, see the ~~moorage~~ specific listings in this zone and Chapter 83 KZC. 2. Chapter 83 KZC contains regulations regarding shoreline~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas~~. 3. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. ~~a.~~ The increase is offset by a view corridor that is superior to that required by the General Regulations~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~. ~~4. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.~~ 4.~~5.~~ Outside storage is not permitted. 5.~~6.~~ The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. 6.~~7.~~ Drive-in or drive-through facilities are prohibited.
				The minimum dimension of any yard, other than those listed, is 5'									

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.070	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.											1. ~~The provisions of Chapter 90 KZC, limiting development in and around wetlands, do not apply to a public park, if the development is approved as part of a Master Plan.~~ 2. This use may include a public access pier, ~~or~~ boardwalk, or public access facility. See ~~KZC 30.15.030~~ the specific listing in this Zone and Chapter 83 KZC for regulations regarding these uses. 3. This use may include swimming beaches or other public recreational uses. See Chapter 83 for regulations regarding these uses.
.080 .090	Public Utility Government Facility Community Facility	Process IIA, Chapter 150 KZC	None	30' See Gen. Regs	~~The greater of: a. 15 or b. 1-1/2 times the height of the primary structure above average building elevation minus~~	5', but two side yards must equal at least 15 feet.~~10'~~	See Chapter 83 KZC~~The greater of: a. 15' or b. 15% of the average parcel depth~~.	80%	-30' above average building elevation. See also Special Regulation 3.	A C See Spec. Reg. 5.	B	See KZC 105.25.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ ordinary high water mark. For the regulation regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC. 2. Chapter 83 KZC contains regulations regarding shoreline. ~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from the adjoining property. The City shall require signs designating the public pedestrian access and public uses areas~~. 3. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and ~~a.~~b. The increase is offset by a view corridor that is superior to that required by the General Regulations~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~

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Section 30.15	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
					~~10~~'								4. ~~The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.~~ 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts on the nearby uses.

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Section 30.15	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.100	Assisted Living Facility	Process I, Chapter 145 KZC	3,600 sq. ft	30' See Gen. Regs and Soecial Regulation 5.	~~The greater of: a. 15 or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'~~	5', but two side yards must equal at least 15 feet.~~10'~~	See Chapter 83 KZC~~The greater of: a. 15 or b. 15% of the average parcel depth.~~	80%	-30' above average building elevation. See also Special Regulation 7.	D	A	2.0 per independent unit. 1 per assisted living unit	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home is included, the following parking standards shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulation regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC. 5. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot structure that exceeds 25 feet above average building elevation. ~~5.~~6. Chapter 83 KZC contains regulations regarding shoreline~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from the adjoining property. The~~
				The minimum dimension of any yard, other than those listed, is 5'.									

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Section 30.15	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~						
													~~City shall require signs designating the public pedestrian access and public uses areas.~~ ~~6.~~7. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by the General Regulations~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation~~. ~~7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.~~ 8. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.110	Boat launch (for non-motorized boats)	See Chapter 83 KZC	None	See Chapter 83 KZC					-			None	Refer to Chapter 83 KZC for additional regulations.

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Section 30.15	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ **Side Property Line**	Shoreline Setback~~High Water Line~~						
.120	Water taxi	See Chapter 83 KZC	None	Landward of the Ordinary High Water Mark 30' See Gen. Regs		5', but two side yards must equal at least 15 feet	See Chapter 83 KZC	80%	- Landward of the ordinary high water mark, 30 above average building elevation. See also Spec. Reg. 2	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations. 2. . Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. The increase is offset be a view corridor that is superior to that required by the General Regulations

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30.19 User Guide. The charts in KZC 30.25 contain the basic zoning regulations that apply in the WD II zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 30.20

Zone WDII

Section 30.20 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

~~2. See KZC 30.27 for regulations regarding bulkheads and land surface modifications.~~

~~3~~2. May not use lands waterward of the ordinary high water mark~~high waterline~~ to determine lot size or to calculate allowable density.

3. The required yard abutting an unopened right-of-way shall be a site property rather than a front property line.

4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~

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Section 30.25	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS						MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)					Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback ~~High Water Line~~	Side Property Line						
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS												
.010	Detached Dwelling Units	None	12,500 sq. ft.	For those properties that conform to the standard shoreline setback requirements established in Chapter 83 KZC, either: a. 10' or b. The average of the existing front yards on the properties abutting the subject property to the	~~5~~'	5'	See Chapter 83 KZC ~~The greater of: a. 15' or b. 15% of the average parcel dept~~	5', but 2 side yards must equal at least 15' ~~.~~ or Spec Reg 5	50%	For properties with a minimum of 45' of frontage along Lake Washington, 30' above average building elevation. See Special Reg 10 Otherwise, 25' above average building elevation	E	A	2.0 per unit.	1. No structure, other than a moorage structure, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulations regarding moorage, see ~~the Moorage listing in this zone~~Chapter 83 KZC. 2. For this use, only one dwelling unit may be on each lot regardless of lot size. ~~3. If dwelling units exist on property that abuts the subject property to the north and south, the required high waterline yard is the average of the distance of existing legally-constructed structures from the high waterline on these two abutting properties. If, because of abutting properties, the required high waterline yard is increased~~ 3. For properties located south of the Lake Ave W Street End park, the required ~~opposite~~ front yard may be decreased to the average of the existing ~~opposite~~ front yards on the properties abutting the subject property to the north and south. 4. ~~If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard.~~ The dimensions of any required yard, other than as specifically listed, will be determined on a case-by-case basis, unless otherwise specified in this Section. The City will use the setback for this use in RS zones as a guide for this use. ~~.~~ 5. The gross floor area of any floor above the first story at street or vehicular access easement level shall be reduced by a minimum of 15% of the floor area of the first story, subject to the following conditions: a. The structure must conform to the standard shoreline setback requirements established in Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in Section 83.380 KZC. b. The required floor area reductions shall be

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Section 30.25	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS						MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)					Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~	Side Property Line						
				north and south. Otherwise,20' See Spec. Reg. 3, 8, 10, and 11.~~.~~										incorporated into one or both facades facing the side property lines in order to provide separation between neighboring residences. See Plate xx. c. This provision shall not apply to residences that do not contain a ceiling height greater than 16 feet above the street or vehicular access easement level, as measured at the midpoint of the frontage of the subject property on the abutting right-of-way . d. The calculation of gross floor area shall apply the provisions established in KZC 115.42.1. ~~minus five feet.~~ ~~Each portion of a structure must be setback from the north property line by a distance equal to or greater than the height of that portion of the structure above the north property line (See Plate 22).~~ 6. On corner lots with two required front yards, one may be reduced to the average of the front yards for the two adjoining properties fronting the same street as the front yard to be reduced. The applicant may select which front yard will be reduced (see Plate 24). The front required yard provisions shall not apply to public street ends located west of Waverly Way, which shall be regulated as a side yard. 7. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8. Garages shall comply with the requirements of KZC 115.43, including required front yard. These requirements are not effective within the disapproval jurisdiction of the Houghton Community Council. 9. The required yard along the east side of the vehicular access easements known as 5th Ave W or Lake Avenue West is 0 feet. 10. The required yard along the west side of the

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Section 30.25	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS						MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)					Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~	Side Property Line						
														vehicular access easements known as 5th Ave W or Lake Avenue West is either 5 feet or the average of the existing rear yards on the properties abutting the subject property to the north and south. The garage shall be located to comply with the provisions for parking pads contained in KZC Section 105.47. 11~~0~~. For the reduction in the front yard, the structure must conform to the standard shoreline setback requirements established in Chapter 83 KZC, or as otherwise approved under the shoreline setback reduction provisions established in Section 83.380 KZC. 12. At the northern terminus of the 5th Ave West vehicular access easement, the average parcel depth shall be measured from the ordinary high water mark to the public pedestrian access easement providing access to Waverly Beach Park. ~~11. The front required yard provisions shall not apply to public street ends located west of Waverly Way, which shall be regulated as a side yard.~~
.020	Piers, docks, boat lifts and canopies serving Detached Dwelling Unit~~Moorage Facility for 1 or 2 boats.~~ ~~See also Special Regulations 1 and 11.~~	See Chapter 83 KZC~~None~~	None	~~Landward of the High Waterline~~ ~~20'~~ ~~5'~~ ~~'10~~ -- ~~Waterward of the High Waterline~~ ~~--'~~ ~~10'~~ ~~10'~~ ~~--~~ ~~In addition, no moorage structure may be within either~~				~~5', but 2 side yards must equal at least 15'.~~		See Chapter 83 KZC~~Landward of the High Waterline, 25 above average building elevation. Waterward of the High Waterline, dock and pier decks may not be more than 24 above mean sea level. Div-~~	~~E~~	~~See Spec. Reg. 8.~~	None	Refer to Chapter 83 KZC for additional regulations. ~~1. Moorage must be for the exclusive use of residents of the subject property. Renting moorage space is not permitted.~~ ~~2. Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width.~~ ~~3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~4. May not treat moorage structure with creosote, oil base or toxic substances.~~

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Section 30.25	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS						MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)					Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~	Side Property Line						
				~~a. 25□ of a public park; or~~ ~~b. 25□ of another moorage structure not on the subject property.~~ ~~See Special Regulation 1.~~ See Chapter 83 KZC						~~ing boards and similar features may not be more than 3□ above the deck.~~				~~5. Must provide at least one covered and secured waste receptacle.~~ ~~6. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~8. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high, and visible from the lake.~~ ~~9. Covered moorage is not permitted.~~ ~~10. Aircraft moorage is not permitted.~~ ~~11. Two or more adjoining waterfront lots may share a mooring facility. If this occurs, the following regulations apply:~~ ~~a. All lots will be taken together as the subject property to determine compliance with the requirements of this use.~~ ~~b. The moorage structure may be built to accommodate two boats for each residential unit on the subject property.~~ ~~c. The owner of each lot must deed to the City the over-water development rights to the property. Upon request, the City will, without cost, deed this right back to the owner of a lot, but the number of boats permitted to moor at the shared moorage facility will be reduced by two.~~
.030	Public Utility	Process IIA, Chapter 150 KZC.	None	20’ 20’	~~20□~~ ~~10□~~	20’ 10’	~~The greater~~	5’, but 2 side yards	70%	25’ above average building	A	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods.

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Section 30.25	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS						MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)					Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~	Side Property Line						
.040	Government Facility Community Facility						~~of: a. 15 or b. 15% of the average parcel depth.~~ See Chapter 80 KZC	must equal at least 15'		elevation	C See Spec. Reg. 4.			2. If any portion of a structure is adjoining a detached dwelling unit in a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The maximum horizontal facade shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for more details. 3. ~~If either a north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard.~~ The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. 4. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses
.050	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.												1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for more details. ~~2. The provisions of Chapter 90 KZC limiting development in and around wetlands do not apply to a public park, if the development is approved as part of a Master Plan.~~ 3. This use may include a public access pier or boardwalk. See ~~KZC 30.15.030~~Chapter 83 KZC for regulations regarding these uses.

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Section 30.25	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS													
		Required Review Process	MINIMUMS						MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)					Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side Property Line	Shoreline Setback~~High Water Line~~	Side Property Line						

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30.29 User Guide. The charts in KZC 30.35 contain the basic zoning regulations that apply in the WD III zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 30.30

Zone WDIII

Section 30.30 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

~~2.~~ Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

~~3~~2. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

3. The required 30-foot front yard may be reduced, subject to all of the following conditions:
   a. The existing primary structure does not conform to the minimum shoreline setback standard;
   b. The proposed complete replacement or replacement of portion of the existing primary structure comply with the minimum required shoreline setback established under the provisions of KZC Chapter 83, or as otherwise approved under the shoreline setback reduction provisions established in Section 83.380 KZC;
   c. The front yard for the complete replacement or the portion of replacement may be reduced one (1) foot for each one (1) foot of the shoreline setback that is increased in dimension from the setback of the existing non conforming primary structure, provided that subsection 3.d below is met; and
   d. Within the front yard, each portion of the replaced or portion of replaced primary structure is setback from the front property line by a distance greater than or equal to the maximum height of that portion above the front property line.
   (Does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Boat launch; Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units; Public Park; Public Utility uses; Boat Launch; or Water Taxi).

4. The required 30-foot front yard may be reduced, subject to the following conditions:
   a. The existing primary structure does not conform to the minimum shoreline setback standard;
   b. The front yard may be reduced one foot for each one foot of the shoreline setback that is increased in dimension;
   c. The new or remodeled primary structure must comply with the minimum required shoreline setback established under the provisions of KZC Chapter 83, or as otherwise approved under the shoreline setback reduction provisions established in Section 83.380 KZC; and
   d. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line. ~~increase in~~

5. May also be regulated under the Shoreline Master Program, ~~KMC Title 24~~Chapter 83 KZC.

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Section 30.35	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side	Shoreline Setback ~~High Water Line~~						
.010	Detached Dwelling Unit	None	3,600 sq. ft./unit, except if 1,800 sq. ft./unit for up to 2 dwelling units if the public access provisions of KZC 83.390 are met~~3,600 sq. ft.~~	30' See also Spec. Reg. 2.	~~t. The greater of: a. 15 or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'~~	5', but 2 side yards must equal at least 15 ~~10~~	See Chapter 83 KZC~~The greater of: a. 15 or b. 15% of the average parcel depth.~~	80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per unit.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ ordinary high water mark. For the regulations regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC~~.~~ ~~3~~2. ~~A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.~~Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways. ~~4~~ 3. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. ~~5~~4. The required yard of a structure abutting Lake Washington Blvd. must be increased two feet for each one foot that structure exceeds 25 feet above the adjacent centerline of Lake Washington Blvd.

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Section 30.35	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~Side	Shoreline Setback~~High Water Line~~						
.020	Attached or Stacked Dwelling Units	Process I, Chapter 145 KZC.	3,600 sq. ft. per unit	30'	~~The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'~~	5', but 2 side yards must equal at least 15' ~~10'~~	See Chapter 83 KZC~~The greater of: a. 15' or b. 15% of the average parcel depth~~	80%	30' above average building elevation. See also Spec. Reg. 3	D	A	2.0 per unit.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulations regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC. 2. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways.~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.~~ ~~See Chapter 83 KZC for requirements.~~ ~~5. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.~~ ~~5~~3. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by ~~Special Regulation 4~~Chatpter 83 KZC; or b. ~~The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ ~~6~~7. ~~The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
				See General Regulations									

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Section 30.35	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
.020	Attached or Stacked Dwelling Units (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. Any required yard, other than the front required yard or ~~high water line required yard~~shoreline setback, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard.
.030	Public Access Pier, Boardwalk or Public Access Facility	See Chapter 83 KZC~~Process I, Chapter 145 KZC.~~	None	See Chapter 83 KZC~~Waterward of the High Waterline~~ – ~~10'~~ ~~10'~~ – ~~See also Special Regulation 8~~				–	~~Pier decks may not be more than 24 above mean sea level. Diving boards and similar features may not be more than 3 above the deck~~	–	~~See Spec. Reg. 7~~	See KZC 105.25.	Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities are permitted as part of this use.~~ ~~2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~3. May not treat a structure with creosote, oil base or toxic substances.~~ ~~4. Must provide at least one covered and secured waste receptacle.~~ ~~5. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~7. Structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high, and visible from the lake.~~ ~~8. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property.~~

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
.040	Piers, docks, boat lifts and canopies serving Detached Dwelling Unit.	See Chapter 83 KZC~~None~~	None	See Chapter 83 KZC~~Waterward of the High Waterline~~ ~~--~~ ~~10'~~ ~~10'~~ ~~--~~ ~~In addition, no moorage structure may be within:~~ ~~a. 25□ of a public park; or~~ ~~b. 25□ of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than those listed, is 5□~~				80%	~~Pier decks may not be more than 24□ above mean sea level. Diving boards and similar features may not be more than 3□ above the deck.~~	~~--~~	~~See Spec. Reg. 9.~~	None	Refer to Chapter 83 KZC for additional regulations. ~~1. Moorage must be for the exclusive use of the residents of the subject property. Renting moorage spaces is not permitted.~~ ~~2. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.~~ ~~3. Moorage structure may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width.~~ ~~4. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~5. May not treat moorage structure with creosote, oil base or toxic substances.~~ ~~6. Must provide at least one covered and secured waste receptacle.~~ ~~7. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~8. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~9. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high, and visible from the Lake.~~ ~~10. Covered moorage is not permitted.~~ ~~11. Aircraft moorage is not permitted.~~ ~~12. Live-aboard boats are prohibited.~~

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
.050	~~General Moorage Facility~~Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units	See Chapter 83 KZC~~Process IIA, Chapter 150 KZC.~~	None~~, but must have at least 100□ of frontage on Lake Washington.~~	Landward of the ~~High Waterline~~Ordinary High Water Mark: 30' ~~See also Spec. Reg. 3.~~	~~The greater of: a. 15□ or of above on~~	5', but 2 side yards must equal at least 15□ ~~10□~~	See Chapter 83 KZC~~For moorage structure, 0□ For other structures, the greater of: a. 15□ or b. 15% of the average parcel depth.~~	~~80%~~	Landward of the ~~High Waterline~~Ordinary High Water Mark, 30□ above average building elevation. ~~Waterward of the High Waterline, Dock and Pier decks may not be more than 24□ above mean sea level.~~	B	B ~~See Spec. Reg. 14.~~	None	Refer to Chapter 83 KZC for additional regulations.~~1. Moorage must be for the exclusive use of the residents of the subject property. Renting moorage space is not permitted. 2. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 4. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 5. A view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line whichever will result in the widest view corridor given development on adjacent properties. 6. The design on the site must be compatible with the scenic nature of the waterfront. If the development will result in the~~
				Waterward of the Ordinary High Water Mark, see Chapter 83 KZC: ~~--~~	~~10□~~	~~10□~~	~~--~~						

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Section 30.35	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
				~~No moorage structure may be a. Within 100 feet of a public park; or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45° angle from the side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening overwater structure; or~~ ~~(See next page for the rest of the Required Yard Regulations)~~									~~isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ ~~7. The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The ability of the land landward of the high waterline to accommodate the necessary support facilities.~~ ~~b. The potential for traffic congestion.~~ ~~c. The number of moorages shall not exceed the number of dwelling units on the subject property.~~ ~~REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE~~

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Section 30.35	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
.050	~~General Moorage Facility~~ (~~continued~~)			~~c. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening overwater structure; or~~ ~~d. Within 25□ of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than those listed, is 5□~~ ~~(See previous page for the rest of this column)~~								~~8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review size and configuration of moorage structures to insure that:~~ ~~a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and~~ ~~b. The moorage structures are not larger than is necessary to moor the specified number of boats; and~~ ~~c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and~~ ~~d. The moorage structures will not adversely affect nearby uses; and~~ ~~e. The moorage structures will not have a significant long-term adverse effect on aquatic habitats.~~ ~~9. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~10. May not treat moorage structure with creosote, oil base or toxic substance.~~ ~~11. Must provide at least two covered and secured waste receptacles.~~ ~~12. All utility and service lines must be below the pier deck and, where feasible, underground.~~ ~~13. Piers must be adequately lit. The source of light must not be visible from neighboring properties.~~ ~~14. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four incheshigh.~~ ~~15. Covered moorage is not permitted.~~ ~~16. Aircraft moorage is not permitted.~~ ~~17. At least one pump-out facility shall be provided.~~

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side	Shoreline Setback ~~High Water Line~~						
.060	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.											1. ~~The provisions of Chapter 90 KZC limiting development in and around wetlands do not apply to a public park, if the development is approved as part of a Master Plan.~~ 2. This use may include a public access pier, ~~or~~ boardwalk or public access facility. See the specific listing in this Zone and Chapter 83 KZC for regulations regarding these uses. ~~See KZC 30.15.030 for regulations regarding these uses.~~ 3. This use may include swimming beaches or other public recreational uses. See Chapter 83 for regulations regarding these uses.
.070 .080	Public Utility Government Facility Community Facility	Process IIA, Chapter 150 KZC.	None	30'	~~. The greater of: a. 15 or b. 1-1/2 times the height of the primary~~	5', but 2 side yards must equal at least 15' ~~.10'~~	See Chapter 83 KZC ~~The greater of: a. 15 or b. 15% of the average parcel depth.~~	80%	30' above average building elevation. See also Special Regulation 3.	A C See Spec. Reg. 4.	B	See KZC 105.25.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For regulations regarding moorages and public access piers, see the specific listings in this zone and ~~.~~Chapter 83 KZC. ~~2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from the adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.~~ 2. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways. ~~A view corridor must be maintained across 30 percent of~~

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Section 30.35	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ Side	Shoreline Setback ~~High Water Line~~						
					~~structure above average building elevation minus 10~~								~~the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.~~ ~~4.~~3. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and ~~a.~~b. The increase is offset by a view corridor that is superior to that required by Special Regulation 4; or ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ ~~5. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.~~ ~~6.~~4. Landscape Category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~ **Side**	Shoreline Setback~~High Water Line~~						
.090	Assisted Living Facility	Process I, Chapter 145 KZC.	3,600 sq. ft.	30□ See also Spec. Reg. 6.	~~The greater of: a. 15□ or b. 1-1/2 times the height of the pri-mary structure above average building elevation minus 10□~~	5□, but 2 side yards must equal at least 15□ ~~10□~~	See Chapter 83 KZC~~The greater of: a. 15□ or b. 15% of the average parcel depth~~.	80%	30□ above average building elevation. See also Special Regulation 8.	D	A	2.0 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home is included, the following parking standards shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone and Chapter 83 KZC.. ~~5.~~ Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways.~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from the adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.~~ REGULATIONS CONTINUED ON NEXT PAGE
				The minimum dimension of any yard, other than those listed. is 5'.									

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Section 30.35	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
.090	Assisted Living Facility (continued												~~A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the existing view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.~~ 5. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and ~~a.~~b. The increase is offset by a view corridor that is superior to that required by Chapter 83 KZC~~Special Regulation 7~~; or ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ ~~9. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.~~ 10. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
.100	Boat launch (for non-motorized boats)	See Chapter 83 KZC	None	See Chapter 83 KZC								None	Refer to Chapter 83 KZC for additional regulations.

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Property Line~~	Shoreline Setback~~High Water Line~~						
.110	Water taxi	See Chapter 83 KZC	None	Landward of the Ordinary High Water Mark				80%	Landward of the ordinary high water mark, 30 above average building elevation.	B	B	See KZC 105.25.	Refer to Chapter 83 KZC for additional regulations.
				30' See Gen. Regs		5', but 2 side yards must equal at least 15	See Chapter 83 KZC						

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50.14 User Guide. The charts in KZC 50.17 contain the basic zoning regulations that apply in the CBD 2 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in in which you are interested, read across to find the regulations that apply to that use.

Section 50.15

Zone CBD -2

Section 50.15 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

~~2. See KZC 50.20 for regulations regarding bulkheads and land surface modification.~~

~~3~~2. Along Lake Street South, north of Kirkland Avenue, buildings exceeding one story above Lake Street South shall demonstrate compliance with the Design Regulations of Chapter 92 KZC and all provisions of the Downtown Plan. Through Design Review (D.R.) the City shall find that any allowance for additional height is clearly outweighed by identified public benefits such as through-block public pedestrian access or through-block view corridors (Does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; or Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units)~~(does not apply to Public Access Pier or Boardwalk and Moorage Facility for One or Two Boats uses)~~.

~~4~~3. In no case shall the height exceptions identified in KZC 50.62 and 115.60(2)(d) result in a structure which exceeds 28 feet above the abutting right-of-way (Does not apply to Public Access Pier, Boardwalk, or Public Access Facility; Boat launch; Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units; or Marina)~~(does not apply to Public Access Pier or Boardwalk, Moorage Facility for One or Two Boats uses and General Moorage Facility Uses)~~.

~~5~~4. South of Second Avenue South, maximum height of structure is three stories above Lake Street South as measured at the midpoint of the frontage of the subject property on Lake Street South. Buildings exceeding two stories shall demonstrate compliance with the design regulations of Chapter 92 KZC and all provisions of the Downtown Plan (Does not apply to Public Access Pier, Boardwalk or Public Access Facility; Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; or Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units)~~(does not apply to Public Access Pier or Boardwalk and Moorage Facility for One or Two Boats uses).~~

~~6~~5. For purposes of measuring building height, if the subject property abuts more than one right-of-way, the applicant may choose which right-of-way shall be used to measure the allowed height of structure ~~(does not apply to Public Access Pier or Boardwalk, Moorage Facility for One or Two Boats, and General Moorage Facility uses)~~ (Does not apply to Public Access Pier, Boardwalk or Public Access Facility; Piers, docks, boat lifts and canopies serving Detached Dwelling Unit; Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units).

~~7~~6. May not use land waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

~~8~~7. Development in this zone may also be regulated under the City's Shoreline Master Program; refer to KZC Chapter 83.~~consult that document~~.

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Section 50.17	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.010	A Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	E	One per each 350 sq. ft. of gross floor area. See KZC 50.60..	1. The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: ~~a. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property.~~ a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. ~~b. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard.~~ ~~c.~~b. No structure, other than moorage structures, may be waterward of the ~~high waterline~~ordinary high water mark. For regulation regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. ~~d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas.~~ 2. The following uses are not permitted in this zone: a. Vehicle service stations. b. The sale, service and/or rental of motor vehicles, sailboats, motor boats, and recreational trailers; provided, that motorcycle sales, service, or rental is permitted if conducted indoors. c. Drive-in facilities and drive-through facilities. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 4. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
.020	Entertainment, Cultural and/or Recreational Facility										See KZC 50.60 and 105.25.	
.030	Hotel or Motel										One for each room. See Special Regulation 4 and KZC 50.60.	
.040	Restaurant or Tavern										One per each 125 sq. ft. of gross floor area. See KZC 50.60.	

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		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	School, Day-Care Center, or Mini School or Day-Care Center	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way	D	E	See KZC 50.60 and 105.25.	1. The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.~~a. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property.~~ ~~b. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard.~~ c. No structure, other than moorage structures, may be waterward of the ~~high waterline~~ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. 2. A six-foot-high fence is required along all property lines adjacent to outside play areas. 3. Structured play areas must be setback from all property lines by at least five feet. 4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Assisted Living Facility See Special Regulation 4.	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	1.7 per independent unit. 1 per assisted living unit. See KZC 50.60.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. A nursing home use may be permitted as part of an assisted living facility use in order to provide a continuum of care for residents. If a nursing home use is included, the following parking standard shall apply to the nursing home portion of the facility: a. One parking stall shall be provided for each bed. 3. The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways.~~a. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property.~~ ~~b. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard~~. ~~c.~~b. No structure, other than moorage structures, may be waterward of the ~~high waterline~~ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC. ~~d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas.~~ 4. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.070	Private Club or Lodge	D.R., Chapter 142 KZC.	None	0′	0′	0′	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	1. The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: a. Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. ~~a. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property.~~ ~~b. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard.~~ ~~c.~~b. No structure, other than moorage structures, may be waterward of the ~~high waterline~~ ordinary high water mark. For regulations regarding moorages, see the moorage listings in this Zone and Chapter 83 KZC. ~~d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas.~~ 2. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 3. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension. 4. Veterinary offices are not permitted in this zone.
080	Office Use									D	One per 350 sq. ft. of gross floor area. See KZC 50.60.	

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Section 50.17	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	Side	Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
.090	Stacked or Attached Dwelling Units	D.R., Chapter 142 KZC	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	A	1.7 per unit. See KZC 50.60.	1. The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: a.Chapter 83 KZC contains regulations regarding shoreline setbacks and public pedestrian walkways. ~~A high waterline yard equal in depth to the greater of 15 ft. or 15 percent of the average parcel depth is hereby established on the subject property.~~ ~~b. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard.~~ ~~c.~~b. No structure, other than moorage structures, may be waterward of the ~~high waterline~~ordinary high water mark. For regulations regarding moorages, see the moorage listings in this Zone and Chapter 83 KZC. ~~d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas.~~ 2. This use may be located on the street level floor of a building only if there is a retail space extending a minimum of 30 feet of the building depth between this use and the abutting right-of-way. The Planning Director may approve a reduction to the depth requirement for the retail space if the applicant demonstrates that the proposed configuration of the retail use provides an adequate dimension for a viable retail tenant and provides equivalent or superior visual interest and potential foot traffic as would compliance with the required dimension.
.100	Public Access Pier ~~or~~, Boardwalk, or Public Access Facility			Landward of the ~~high waterline~~ordinary high water mark: 0	0	0	--	~~Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.~~See Chapter 83 KZC	--	~~See Spec. Reg. 7.~~	--	1. Refer to Chapter 83 KZC for additional regulations.~~No accessory uses, buildings, or activities may be permitted as part of this use.~~ ~~2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~3. May not treat structures with creosote, oil base, or toxic substances.~~ ~~4. Must provide at least one covered and secured waste receptacle.~~ ~~5. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~6. Piers must be adequately lit; the source of the light must not be visible from off the subject property.~~
				~~Waterward of the high waterline~~: ~~0~~	~~10~~	~~0~~						
				~~See Special Regulation 8.~~								

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Section 50.17	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												~~7. The pier or boardwalk must display the street address of the subject property. The address must be oriented to and visible from the lake with letters and numbers at least four inches high.~~ ~~8. The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property~~.
.110	Piers, docks, boat lifts and canopies serving Detached Dwelling Unit~~Moorage Facility for One or Two Boats~~	D.R., Chapter 142 KZC. Also see Chapter 83 KZC	None	Landward of the ~~high waterline~~ordinary high water mark			100%	See Chapter 83 KZC~~Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.~~	--	~~See Spec. Reg. 9.~~	~~See KZC 50.60 and 105.25.~~None	1. Refer to Chapter 83 KZC for additional regulations.~~No accessory use, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.~~ ~~2. Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width.~~ ~~3. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~4. May not treat structures with creosote, oil-based, or toxic substances.~~ ~~5. Moorage structures may not be closer than 25 feet to another moorage structure not on the subject property.~~ ~~6. Must provide at least one covered and secured waste receptacle.~~ ~~7. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~8. Piers must be adequately lit; the source of the light must not be visible from off the subject property.~~ ~~9. Moorage structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with letters and numbers at least four inches high.~~ ~~10. Covered moorage is not permitted.~~ ~~11. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.~~
				~~Waterward of the high waterline~~								
				~~0'~~	~~10'~~	~~0'~~						
				~~See Special Regulation 5.~~								

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units	D.R., Chapter 142 KZC. See Chapter 83 KZC	None	0'	0'	0'	100%	See Chapter 83 KZC	-	-	None	Refer to Chapter 83 KZC for additional regulations.
.120	~~General Moorage Facility~~Marina	~~Process IIA, Chapter 150 KZC, and~~ D.R., Chapter 142 KZC. Also see Chapter 83 KZC	None, ~~but must have at least 100 ft. of frontage on Lake Wash-ington.~~	0'	0'	0'	100%	Landward of the ~~high waterline~~ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.~~Waterward of the high waterline, pier decks may not be more than 24 feet above mean sea level. Diving boards and similar fea-tures may not be more than 3 feet above the deck.~~	See Spec. Reg. ~~5~~3.	B ~~See Spec. Reg. 14.~~	See KZC 50.60 and 105.25.	1. Refer to Chapter 83 KZC for additional regulations.~~The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The topography of the area.~~ ~~b. The ability of the land waterward of the high waterline to support the moorages.~~ ~~c. The nature of nearby uses.~~ ~~d. The potential for traffic congestion.~~ ~~e. The effect on existing habitats.~~ ~~2. Moorage structures may not be larger than is reasonably necessary to provide safe and reasonable moorage for the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that:~~ ~~a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the Outer Harbor Line.~~ ~~b. The moorage structures are not larger than is necessary to moor the specified number of boats.~~ ~~c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation.~~ ~~3~~2. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up oil and gas spills. b. An over-water shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats. c. Boat and motor sales and leasing.
				See Spec. Reg 10.								

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												d. Boat or motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from the adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Meeting and special events rooms. ~~4. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas.~~ ~~5~~3. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer. ~~6. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.~~ ~~7. Must provide public restrooms unless moorage is available only for the residents of dwelling units on the subject property.~~ ~~8. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~9. May not treat moorage structures with creosote, oil-based, or toxic substances.~~ ~~10. No moorage structure may be within:~~ ~~a. 100 feet of a public park;~~ ~~b. 50 feet of any abutting lot that contains a detached dwelling unit; and~~ ~~c. 25 feet of another moorage structure not on the subject property.~~ ~~11. Must provide at least two covered and secured waste receptacles.~~ ~~12. All utility lines must be below the pier decks and, where feasible, underground.~~ ~~13. Piers must be adequately lit; the source of the light must not be visible from off the subject property.~~ ~~14. Moorage structures must display the street address of the subject~~

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												~~property. The address must be oriented to and visible from the lake, with letters and numbers at least four inches high.~~ ~~15. Covered moorage is not permitted. Aircraft moorage is not permitted.~~ ~~16. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.~~ ~~17. Balconies that are at least 15 feet above finished grade may extend up to four feet into the high waterline yard.~~ ~~18. No structures, other than moorage structures, may be waterward of the high waterline.~~
	Tour Boat	D.R., Chapter 142 KZC See Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	See Spec. Reg. 2	B	See KZC 50.60 and 105.25.	1. Refer to Chapter 83 KZC for additional regulations. 2. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of KZC Chapter 95 as a guide for requiring a buffer.
	Passenger Only Ferry Terminal	D.R., Chapter 142 KZC See Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each	See Spec. Reg. 2	B	See KZC 50.60 and 105.25.	1. Refer to Chapter 83 KZC for additional regulations. 2. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
								right-of-way.				
	Water Taxi	D.R., Chapter 142 KZC See Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	See Spec. Reg. 2	B	See KZC 50.60 and 105.25.	1. Refer to Chapter 83 KZC for additional regulations. 2. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.
	Boat Launch (motorized boats)	D.R., Chapter 142 KZC See Chapter 83 KZC.	None	0'	0'	0'	100%	Landward of the ordinary high water mark, 28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each	See Spec. Reg. 2	B	See KZC 50.60 and 105.25.	1. Refer to Chapter 83 KZC for additional regulations. 2. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.

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Section 50.17	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
								right-of-way.				
.130	Public Utility	D.R., Chapter 142 KZC.	None	0'	0'	0'	100%	28' above the abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	D	B	See KZC 50.60 and 105.25.	1. May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole. 2. No structures, other than moorage structures, may be waterward at the ~~high waterline~~ordinary high water mark. For regulations regarding moorages, see the moorage listings in this zone and Chapter 83 KZC.
.140	Government Facility											
.150	Community Facility											
.160	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.										

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52.14 User Guide. The charts in KZC 52.17 contain the basic zoning regulations that apply in the JBD 2 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use

Section 52.15

Zone JBD-2

Section 52.15 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.

3. The maximum height of structures on the subject property may be increased by up to 13 feet if a view corridor is maintained across 30 percent of the average parcel width for the portion of the building above 26 feet. The corridor will be located to provide the widest view corridor given development on adjacent properties to the north and south.

4. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed (does not apply to Public Parks uses).

5. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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52.19 The charts in KZC 52.22 contain the basic zoning regulations that apply in the JBD 3 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 52.15

Zone JBD-3

Section 52.20 – GENERAL REGULATIONS

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. A 10-foot landscape buffer shall be provided along 98th Avenue NE. Alternative techniques for framing this entryway to the business district may be proposed by the applicant as part of D.R.

3. The maximum height of structures on the subject property may be increased by up to 13 feet if a view corridor is maintained across 30 percent of the average parcel width for the portion of the building above 26 feet. The corridor will be located to provide the widest view corridor given development on adjacent properties to the north and south

4. See Chapters 100 and 162 KZC for information about nonconforming signs. KZC 162.35 describes when nonconforming signs must be brought into conformance or removed (does not apply to Public Parks uses).

5. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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52.24 User Guide. The charts in KZC 52.27 contain the basic zoning regulations that apply in the JBD 4 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 52.25

Zone JBD-4

Section 52.25 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Must provide public pedestrian access as required under Chapter 83 KZC.~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.~~

~~3. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties to the east and west (does not apply to Public Parks uses).~~

~~4~~3. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

~~5~~4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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52.29 User Guide. The charts in KZC 52.32 contain the basic zoning regulations that apply in the JBD 5 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 52.30

Zone JBD-5

Section 52.30 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Must provide public pedestrian access as required under Chapter 83 KZC.~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.~~

~~3. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor, given development on adjacent properties to the east and west (does not apply to Public Access Pier or Boardwalk, Public Parks, Moorage Facility for 1 or 2 Boats and General Moorage Facility uses).~~

~~4. Must provide a required yard of 15 feet or 15 percent of average parcel depth, whichever is greater, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern (does not apply to Public Access Pier or Boardwalk, Public Parks, Moorage Facility for 1 or 2 Boats and General Moorage Facility uses).~~

~~5~~3. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

~~6~~4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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Section 52.32	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.160	Public Access Pier ~~or~~ Boardwalk or Public Access Facility	D.R., Chapter 142 KZC. Also see Chapter 83 KZC	~~None~~	~~Landward of the high waterline~~ ~~0'~~ ~~0'~~ ~~0'~~ ~~Waterward of the high waterline~~ ~~0'~~ ~~10'~~ ~~0'~~ ~~See also Spec. Reg. 8~~ See Chapter 83 KZC			--	~~Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.~~	--	~~See Spec. Reg. 7.~~	--	Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities may be permitted as part of this use.~~ ~~2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~3. May not treat structures with creosote, oil base, or toxic substances.~~ ~~4. Must provide at least one covered and secured waste receptacle.~~ ~~5. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~6. Piers must be adequately lit; the source of the light must not be visible from off the subject property.~~ ~~7. The pier or boardwalk must display the street address of the subject property. The address must be oriented to and visible from the lake with letters and numbers at least four inches high.~~ ~~8. The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property.~~ ~~9. See KZC 52.35 for regulations regarding bulkheads and land surface modification.~~ ~~10. This development may also be regulated under the City's Shoreline Master Program; consult that document.~~ ~~11. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.~~

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Section 52.32	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.170	Piers, docks, boat lifts and canopies serving Detached Dwelling Unit~~Moorage Facility for One or Two Boats~~	None	~~None~~	~~Landward of the high waterline~~ ~~0'~~ ~~0'~~ ~~0'~~ ~~Waterward of the high waterline~~ ~~0'~~ ~~10'~~ ~~0'~~ ~~See Spec. Reg. 5.~~ See Chapter 83 KZC			~~80%~~	~~Pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3 feet above the deck.~~	–	~~See Spec. Reg. 9.~~	~~See KZC 105.25.~~	Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.~~ ~~2. Moorage structures may not extend waterward beyond a point 150 ft. from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width.~~ ~~3. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~4. May not treat structures with creosote, oil base, or toxic substances.~~ ~~5. Moorage structures may not be closer than 25 feet to another moorage structure not on the subject property.~~ ~~6. Must provide at least one covered and secured waste receptacle.~~ ~~7. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~8. Piers must be adequately lit; the source of the light must not be visible from off the subject property.~~ ~~9. Moorage structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with letters and numbers at least four inches high.~~ ~~10. Covered moorage is not permitted. Aircraft moorage is nor permitted.~~ ~~11. A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.~~ ~~12. See KZC 52.35 for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.~~ ~~13. This development may also be regulated under the City's Shoreline Master Program; consult that document.~~ ~~14. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.~~

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Section 52.32	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.175	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units	None										Refer to Chapter 83 KZC for additional regulations.

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Section 52.32	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.180	~~General Moorage Facility~~Marina	~~Process IIA, Chapter 150 KZC, and~~ D.R., Chapter 142 KZC.	None. ~~but must have at least 100□ of frontage on Lake Washington~~.	Landward of the ~~high waterline~~ordinary high water mark			80%	Landward of the ~~high waterline~~ordinary high water mark 26□ above average building elevation. ~~Waterward of the high waterline, pier decks may not be more than 24 feet above mean sea level. Diving boards and similar features may not be more than 3□ above the deck~~.	See Spec. Reg. 4.	B ~~See Spec. Reg. 13~~.	See KZC 105.25.	1. Refer to Chapter 83 KZC for additional regulations.~~1. The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The topography of the area.~~ ~~b. The ability of the land waterward of the high waterline to support the moorages.~~ ~~c. The nature of nearby uses.~~ ~~d. The potential for traffic congestion.~~ ~~e. The effect on existing habitats.~~ ~~2. Moorage structures may not be larger than is reasonably necessary to provide safe and reasonable moorage for the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that:~~ ~~a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the Outer Harbor Line.~~ ~~b. The moorage structures are not larger than is necessary to moor the specified number of boats.~~ ~~c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation.~~ ~~3.~~2. The following accessory components are allowed if approved through Process IIB, Chapter 152 KZC: a. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up oil and gas spills. b. An over-water shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boats. c. Boat and motor sales and leasing. d. Boat or motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from the adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Meeting and special events rooms. 4. The City may require the applicant to install a buffer between the subject
				~~Waterward of the high waterline~~								
				~~0□~~	~~10□~~	~~0□~~						
				~~See also Spec. Reg. 5.~~								

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Section 52.32	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												property and adjoining property. The City will use the requirements of Chapter 95 KZC as a guide for requiring a buffer. REGULATIONS CONTINUED ON NEXT PAGE
.180	~~General Moorage Facility (Continued)~~											~~5. At least one pump-out facility shall be provided. This facility must be easily accessible to the general public and clearly marked for public use, unless moorage is available only for the residents of dwelling units on the subject property.~~ ~~6. Must provide restrooms unless moorage is available only for the residents of dwelling units on the subject property.~~ ~~7. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.~~ ~~8. May not treat moorage structures with creosote, oil base, or toxic substances.~~ ~~9. No moorage structure may be within:~~ ~~a. 100 feet of a public park;~~ ~~b. 50 feet of any abutting lot that contains a detached dwelling unit; or~~ ~~c. 25 feet to another moorage structure not on the subject property.~~ ~~10. Must provide at least two covered and secured waste receptacles.~~ ~~11. All utility lines must be below the pier decks and, where feasible, underground.~~ ~~12. Piers must be adequately lit; the source of the light must not be visible from off the subject property.~~ ~~13. Moorage structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with letters and numbers at least four inches high.~~ ~~14. Covered moorage is not permitted. Aircraft moorage is nor permitted.~~ ~~15. A high waterline yard equal in depth to the greater of 15 feet or percent of the average parcel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.~~ ~~16. No structures, other than moorage structures, may be waterward~~

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Section 52.32	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												~~of the high waterline.~~ ~~17. See KZC 52.35 for regulations regarding bulkheads and land surface modification.~~ ~~18. This development may also be regulated under the City's Shoreline Master Program; consult that document.~~ ~~19. May not use land waterward of the high waterline to determine lot size or to calculate allowable density.~~
	Passenger Only Ferry Terminal	See Chapter 83 KZC.	None	0'.	0'.	0'.	80%	Landward of the Ordinary High Water Mark, 26□ above average building elevation.	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations.
	Water Taxi	See Chapter 83 KZC.	None	0'.	0'.	0'.	80%	Landward of the Ordinary High Water Mark, 26□ above average building elevation.	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations.
	Boat Launch (motorized boats)	See Chapter 83 KZC.	None	0'.	0'.	0'.	80%	Landward of the Ordinary High Water Mark, 26□ above average building elevation.	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations.

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49.05 User Guide. The charts in KZC 49.15 contain the basic zoning regulations that apply in each P zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 49.10

Zone P

Section 49.10 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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The charts in KZC 50.12 contain the basic zoning regulations that apply in the CBD 1 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 50.10

Zone CBD-1A & 1B

Section 50.10 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. The maximum height of structure shall be measured at the midpoint of the frontage of the subject property on the abutting right-of-way, excluding First Avenue South. See KZC 50.62 for additional building height provisions.

3. The street level floor of all buildings shall be limited to one or more of the following uses: Retail; Restaurant or Tavern; Banking and Related Financial Services; and Entertainment, Cultural and/or Recreational Facility use. The required uses shall have a minimum depth of 20 feet and an average depth of at least 30 feet (as measured from the face of the building on the abutting right-of-way). Buildings proposed and built after April 1, 2009, and buildings that existed prior to April 1, 2009, which are at least 10 feet below the maximum height of structure, shall have a minimum depth of 10 feet and an average depth of at least 20 feet containing the required uses listed above.
The Design Review Board (or Planning Director if not subject to D.R.) may approve a minor reduction in the depth requirements if the applicant demonstrates that the requirement is not feasible given the configuration of existing or proposed improvements and that the design of the retail frontage will maximize visual interest. Lobbies for residential, hotel, and office uses may be allowed within this space subject to applicable design guidelines.

4. Where public improvements are required by Chapter 110 KZC, sidewalks on pedestrian-oriented streets within CBD 1A and 1B shall be as follows:
Sidewalks shall be a minimum width of 12 feet. The average width of the sidewalk along the entire frontage of the subject property abutting each pedestrian-oriented street shall be 13 feet. The sidewalk configuration shall be approved through D.R.

5. Upper story setback requirements are listed below. For purposes of the following regulations, the term “setback” shall refer to the horizontal distance between the property line and any exterior wall of the building. The measurements shall be taken from the property line abutting the street prior to any potential right-of-way dedication.
a. Lake Street: No portion of a building within 30 feet of Lake Street may exceed a height of 28 feet above Lake Street except as provided in KZC 50.62.
b. Central Way: No portion of a building within 30 feet of Central Way may exceed a height of 41 feet above Central Way except as provided in KZC 50.62.
c. Third Street and Main Street: Within 40 feet of Third Street and Main Street, all stories above the second story shall maintain an average setback of at least 10 feet from the front property line.
d. All other streets: Within 40 feet of any front property line, other than Lake Street, Central Way, Third Street, or Main Street, all stories above the second story shall maintain an average setback of at least 20 feet from the front property line.

e. The required upper story setbacks for all floors above the second story shall be calculated as Total Upper Story Setback Area as follows:
Total Upper Story Setback Area = (Linear feet of front property line(s), not including portions of the site without buildings that are set aside for vehicular areas) x (Required average setback) x (Number of stories proposed above the second story). See Plate 35.
f. The Design Review Board is authorized to allow a reduction of the required upper story setback by no more than five feet subject to the following:
1) Each square foot of additional building area proposed within the setback is offset with an additional square foot of public open space (excluding area required for sidewalk dedication) at the street level.
2) The public open space is located along the sidewalk frontage and is not covered by buildings.
3) For purposes of calculating the offsetting square footage, along Central Way, the open space area at the second and third stories located directly above the proposed ground level public open space is included. Along all other streets, the open space area at the second story located directly above the proposed ground level public open space is included.
4) The design and location is consistent with applicable design guidelines.
g. The Design Review Board is authorized to allow rooftop garden structures within the setback area.
h. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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60.14 **User Guide. The charts in KZC 60.17 contain the basic zoning regulations that apply in Planned Area 2, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.**

Section 60.15

Zone PLA2

Section 60.15 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. Development in parts of this zone may be limited by Chapter 83 or 90 KZC, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.

3. ~~See KZC 60.18 for regulations concerning bulkheads and land surface modifications (does not apply to Mini-School or Mini-Day Care (7 – 12 attendees) and Day Care Home (6 or less attendees) uses).~~

~~4~~3. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

~~5~~4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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Section 60.17	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Attached or Stacked Dwelling Unit	Process IIB, Chapter 152 KZC.	35,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation. See Special Regulation ~~4~~ 3.	D	A	1.7 per unit.	1. No structure may be waterward of the ~~high waterline~~ordinary high water mark. ~~2. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remainder of Lake Washington.~~ ~~3.~~2. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. ~~4.~~3. The height of a structure may be increased as long as neither of the following maximums is exceeded: a. The structure may not exceed 60 feet above average building elevation. b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. ~~5.~~4. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. ~~6.~~5. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. ~~7.~~6. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
				See Spec. Regs. ~~2,~~ ~~6~~5, and ~~7~~6.								

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Section 60.17	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Mini-School or Mini-Day-Care	Process IIB, Chapter 152 KZC. None	35,000 sq. ft.	20' ~~See Special Regulation 2.~~	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation. See Special Regulation ~~4~~ 3.	D	B	See KZC 105.25.	1. No structure may be waterward of the ~~high waterline~~ordinary high water mark. ~~2. No structure may be within 50 feet of the high waterline of the canal. No structure may be within 100 feet of the high waterline of the remainder of Lake Washington.~~ ~~3.~~2. If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3. ~~4.~~3. The height of a structure may be increased as long as neither of the following maximums is exceeded: a. The structure may not exceed 60 feet above average building elevation. b. The structure may not exceed a plane that starts 3.5 feet above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal. ~~5.~~4. May locate on the subject property if: a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. ~~6.~~5. A six-foot-high fence is required along the property lines adjacent to the outside play areas. ~~7.~~6. Hours of operation may be limited by the City to reduce impacts on nearby residential areas. ~~8.~~7. Structured play areas must be setback from all property lines by five feet. ~~9.~~8. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. ~~10.~~9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential areas. ~~11.~~10. May include accessory living facilities for staff persons. ~~12.~~11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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Section 60.17	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.030	Public Utility	Process IIA, Chapter 150 KZC.	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	A	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.040	Government Facility				10' on each side				B See Spec. Reg. 2.	B		
.050	Community Facility	Process IIB, Chapter 152 KZC.										
.060	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.										1. Portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.

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60.19 User Guide. The charts in KZC 60.22 contain the basic zoning regulations that apply in Planned Area 3A, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 60.20

Zone PLA3A

Section 60.20 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property

2. Developments in parts of this zone may be limited by Chapter 83 or 90 KZC, regarding development near streams, lakes, and wetlands.

3. The site must be designed to concentrate development away from and to minimize impacts on the wetlands (does not apply to Detached Dwelling Unit, Attached or Stacked Dwelling Unit, Mini-School or Mini-Day-Care and Public Park uses).

4. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3 (does not apply to Detached Dwelling Unit, Attached or Stacked Dwelling Unit, Public Utility, Government or Community Facility, and Public Park uses).

5. The height of structures may be increased if:
a. The structure does not exceed 60 feet above average building elevation,
b. The amount of pervious surface on the subject property in this zone significantly exceeds 50 percent, and
c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Boulevard and Bellevue Way while complying with the General Regulations.
(Does not apply to Detached Dwelling Unit, Attached or Stacked Dwelling Unit, Public Utility, Government or Community Facility, and Public Park uses).

6. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

7. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure extends 25 feet above average building elevation.

8. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:
a. An earthern berm, 12 feet wide and with a uniform height of three feet at the center;
b. Lawn covering the berm;
c. London Plane at least two inches in diameter, planted 30 feet on center along the berm.

9. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Boulevard and at the SR-520 interchange. The city may limit access points onto Lake Washington Boulevard and Points Drive and require traffic control devices and right-of-way realignment (does not apply to Detached Dwelling Unit, Attached or Stacked Dwelling Unit, Public Utility, Government or Community Facility, and Public Park uses).

10. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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Section 60.22	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5'	10' See Spec. Reg. 4.	70%	30' above average building elevation.	E	A	2.0 per unit.	1. Access points onto Lake Washington Boulevard must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 3. For attached or stacked dwelling units, the side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 4. For attached or stacked dwelling units, the rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.020	Attached or Stacked Dwelling Unit				5', but 2 side yards must equal at least 15' See Spec. Reg. 3.				D		1.7 per unit.	
.030	Attached or Stacked Dwelling Units	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.		10' on each side. See Spec. Reg. 2	10' See Spec. Reg. 3.		30' above average building elevation. See General Regulations.				1. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 2. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of 10 feet. 3. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.

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Section 60.22	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.040	Office Uses	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30; above average building elevation. See General Regulations.	C	D	If a Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, one per each 300 sq. ft. of gross floor area.	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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Section 60.22	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	Development Containing Attached, or Stacked Dwelling Units and Office uses.	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres with 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15' See Spec. Reg. 4.	10' See Spec. Reg. 5.	70%	30' above average building elevation. See General Regulations.	C	D	See KZC 105.25.	1. A veterinary office is not permitted in any development containing dwelling units. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 4. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. 5. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot.
.060	School or Day-Care Center		Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	If this use can accommodate 50 or more students or children, then:				30' above average building elevation. See General Regulations	D	B		1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. A six-foot-high fence is required only along the property lines adjacent to the outside play areas. 3. Hours of operation may be limited to reduce impacts on nearby residential areas. 4. Structured play areas must be setback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
				50'	50' on each side	50'						
				If this use can accommodate 13 to 49 students or children, then:								
				20'	20' on each side	20'						

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		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
												6. May include accessory living facilities for staff persons. 7 The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential areas. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.070	Mini-School or Mini-Day-Care	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See General Regulations.	E	B	See KZC 105.25.	1. A six-foot-high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential areas. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).
.080	(Reserved)											
.090	Convalescent Center or Nursing Home	Process IIB, Chapter 152 KZC.	Must be part of a development with a site area of at least 15 acres. See Special Regulation 1.	20'	10' on each side	10'	70%	30' above average building elevation. See General Regulations.	C	B	1 for each bed	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard.

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Section 60.22	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Church	Process IIB, Chapter 152 KZC.	Must be part of a develop-ment with a site area of at least 15 acres. See Spe-cial Reg-ulation 1.	20'	20' on each side	20'	70%	30' above aver-age building elevation. See General Regulations.	C	B	1 for every 4 people based on maximum occu-pancy load of any area of wor-ship. See Special Regulation 2.	1. The minimum lot size for this use is 7,200 square feet if the subject property has frontage on Lake Washington Boulevard. 2. No parking is required for day-care or school ancillary to the use.
.110	Public Utility		None					30' above aver-age building elevation.	A		See KZC 105.25	1. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.120	Government Facility or Community Facility				10' on each side	10'			C See Spec. Reg. 1.			
.130	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.										1. Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive

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60.54 User Guide. The charts in KZC 60.57 contain the basic zoning regulations that apply in Planned Area 6A, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 60.55

Zone PLA6A

Section 60.55 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property.

2. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
(Does not apply to Detached Dwelling Unit uses).

3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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60.94 User Guide. The charts in KZC 60.97 contain the basic zoning regulations that apply in Planned Area 6I, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 60.95

Zone PLA6I

Section 60.95 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property..

2. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
(Does not apply to Detached Dwelling Unit uses).

3. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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60.89 User Guide. The charts in KZC 60.92 contain the basic zoning regulations that apply in Planned Area 6H, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 60.90

Zone PLA6H

Section 60.90 – GENERAL REGULATIONS

The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provision of this code may apply to the subject property..

2. If any portion of a structure is adjoining a low density zone, then either:

a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details. (Does not apply to Detached Dwelling Unit uses).

3. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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60.169 User Guide. The charts in KZC 60.172 contain the basic zoning regulations that apply in Planned Area 15A, including sub-zones. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use

Section 60.170

Zone PLA15A

Section 60.170 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. A view corridor shall be provided and maintained across the subject property as follows and as described in Plate 27 (does not apply to Development containing Attached or Stacked Dwelling Units and Restaurant or Tavern and General Moorage Facility use under an approved Master Plan):
a. A view corridor must be maintained across 30 percent of the average parcel width; and
b. Along Lake Washington Boulevard, the view corridor of 30 percent of the average parcel width shall be increased 2.5 feet for each foot, or portion thereof, that any building exceeds 30 feet above average building elevation. If the subject property does not directly abut Lake Washington Boulevard, the length of the view corridor along its east property line shall be determined by projecting the view corridor as required along Lake Washington Boulevard across the subject property to the view corridor required along the shoreline; and
c. Along the shoreline, the width of the view corridor shall be:
1. Sixty percent of the length of the high waterline if the height of any building is greater than 30 feet but less than or equal to 35 feet above average building elevation, or
2. Seventy percent of the high waterline if the height of any building is greater than 35 feet above average building elevation. If the subject property does not directly abut the shoreline, the width of the view corridor along its west property line shall be determined by projecting the view corridor as required along Lake Washington Boulevard across the subject property to the view corridor required along the shoreline; and
d. The view corridor must be in one continuous piece; and
e. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. Trees or shrubs that mature to a height of greater than three feet above average grade may not be placed in the required view corridor. Parking stalls or loading areas are not permitted in the required view corridor that would result in vehicles obscuring the line of sight from Lake Washington Boulevard to the high waterline as shown in Plate 27; and
f. The view corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.

3. Structures may extend into the required front yard along Lake Washington Boulevard, provided that:
a. The entire structure within the required front yard is below the elevation of Lake Washington Boulevard; and
b. A public use area with superior landscaping is provided over the entire structure within the required front yard, the design of which is approved by the City; and
c. The required view corridor is provided for the portion of the structure within the required yard; and
d. Landscaping or other similar measures shall be provided to screen the exterior walls of any portion of the structure within the required yard that are visible from Lake Washington Boulevard or adjacent properties.

~~4. The required north property line is five feet if the adjacent property to the north contains a use other than residential.~~

~~5~~4. Trees or shrubs that mature to a height that would exceed the height of the primary structure are not permitted to be placed on the subject property.

~~6. See KZC 60.173 for regulations regarding bulkheads and land surface modifications.~~

~~7~~5. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

~~8~~6. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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Section 60.172	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.010	Detached Dwelling Unit	Process I, Chapter 145 KZC.	5,000 sq. ft.	30' See also Spec. Reg. 1. ~~The greater of:~~	~~a. 15', or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'~~	5', but two side yards must equal at least 15 feet.	~~10'The greater of:a. 15' or b. 15% of the average parcel depth.~~ See Chapter 83 KZC	80%	30' above average building elevation.	E	A	2.0 per unit.	1. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the city. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property.
				The minimum dimension of any yard, other than those listed, is 5'									

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Section 60.172	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
.020	Attached or Stacked Dwelling Units	Process IIB, Chapter 152 KZC.	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30' See also Spec. Regs. 3 and 4. ~~The greater of:~~	~~a. 15 □, or b. 1 1/2 times the height of the primary structure above average building elevation minus 10' See General Regulations.~~	5, but two side yards must equal at least 15 feet. ~~10' The greater of:~~	~~a. 15' or b. 15% of the average parcel depth.~~ See Chapter 83 KZC	80%	30' above average building elevation. See Spec. Reg. 5.	D	A	2.0 per unit.	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access as required under Chapter 83 KZC. ~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas.~~ 3. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the city. 4. The required front yard for any portion of the structure over 30 feet in height above average building elevation shall be 35 feet. This required front yard cannot be reduced under Special Regulation 3 above for a public use area. 5. Structure height may be increased to 40 feet above average
.025	Office		No NC								D	If medical or dental office, then one per each 200 sq ft. of gross floor area otherwise, one per 300 sq ft of gross floor area.	

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Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
				The minimum dimension of any yard, other than those listed, is 5' See Spec. Reg. 10.									building elevation if: a. Obstruction of views from existing development lying east of Lake Washington Boulevard is minimized; and b. Maximum lot coverage is 80 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170; and c. Maximum building coverage is 50 percent, but shall not include any structure allowed within the required front yard under the General Regulations in KZC 60.170 or any structure below finished grade; and
.020	Attached or Stacked Dwelling Units (continued)												d. A waterfront area developed and open for public use shall be provided with the location and design specifically approved by the City. Public amenities shall be provided, such as non-motorized watercraft access or a public pier. A public use easement document shall be provided to the City for the public use area, in a form acceptable to the City. The City shall require signs designating the public use area; and e. The required public pedestrian access trail from Lake Washington Boulevard to the shoreline shall have a trail width of at least six feet and shall have a grade separation from the access driveway; and f. No roof top appurtenances, including elevator shafts, roof decks or plantings, with the exception of ground cover material on the roof not to exceed four inches in height, shall be on the roof of the building or within the required view corridors. 6. A transportation demand management plan shall be provided and implemented for the subject property, including provisions for safe pedestrian crossing and vehicle turning movements to and from the subject
.025	Office												

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
.020 .025													property to Lake Washington Boulevard, and bus stop improvements if determined to be needed by METRO. The City shall review and approve the plan. 7. The design of the site must be compatible with the scenic nature of the waterfront. 8. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 9. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property. 10. Any required yard, other than the front ~~or high water line~~ required yard, may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached shall provide the minimum required yard.

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Section 60.172	USE ⇩ / REGULATIONS ⇨	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: REQUIRED YARDS (See Ch. 115): Front	MINIMUMS: REQUIRED YARDS (See Ch. 115): ~~North Property Line~~	MINIMUMS: REQUIRED YARDS (See Ch. 115): ~~South~~ Side Property Line	MINIMUMS: REQUIRED YARDS (See Ch. 115): Shoreline Setback~~High Water Line~~	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
				DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
.030	Public Access Pier, ~~or~~ Public Access Facility, or Boardwalk	Process IIB, Chapter 152 KZC. Also See Chapter 83 KZC.	~~None~~	See Chapter 83 KZC.~~Waterward of the High Waterline~~				–	See Chapter 83 KZC.~~Pier decks may not be more than 24□ above mean sea level. Diving boards and similar features may not be more than 3□ above the deck.~~	–	~~See Spec. Reg. 7.~~	See KZC 105.25.	1. Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities are permitted as part of this use.~~ ~~2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a building permit for this use.~~ ~~3. May not treat a structure with creosote, oil base or toxic substances.~~ ~~4. Must provide at least one covered and secured waste receptacle.~~ ~~5. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~7. Structure must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high, and visible from the Lake.~~ ~~8. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property.~~
				–	~~10~~'	~~10~~'	–						
				~~See Special Regulation 8.~~									
.040	Piers, docks, boat lifts and canopies serving Detached Dwelling	See Chapter 83 KZC.~~None~~		See Chapter 83 KZC.~~Waterward of the High Waterline~~				80%	See Chapter 83 KZC.~~Pier decks may~~		~~See Spec. Reg.~~	None~~1 per each 2 slips. Otherwise, none if the moorage facility~~	1. Refer to Chapter 83 KZC for additional regulations. ~~1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.~~
				–	~~10□~~	~~10□~~	–						

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Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
	Unit~~Moorage Facility for 1 or 2 Boats~~			~~In addition, no moorage structure may be within:~~ ~~a. 25□ of a public park; or~~ ~~b. 25□ of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than those listed, is 5□~~					~~not be more than 24□ above mean sea level. Diving boards and similar features may not be more than 3□ above the deck.~~		~~8.~~	~~is reserved for the exclusive use of an adjoining residential development.~~	~~2. Moorage structures may not extend waterward beyond a point 150 feet from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than eight feet in width.~~ ~~3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~4. May not treat moorage structure with creosote, oil base or toxic substances.~~ ~~5. Must provide at least one covered and secured waste receptacle.~~ ~~6. All utility lines must be below the pier deck and, where feasible, underground.~~ ~~7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties.~~ ~~8. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high, and visible from the Lake.~~ ~~9. Covered moorage is not permitted.~~ ~~10. Aircraft moorage is not permitted.~~
.045	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units			See Chapter 83 KZC.					See Chapter 83 KZC.			None	1. Refer to Chapter 83 KZC for additional regulations.
.050	~~General Moorage Facility~~Marina	Process IIB, Chapter	None~~, but must have at~~	Landward of the ~~High Waterline~~Ordinary High Water Mark				80%	Landward of the ~~High Waterline~~Ord	B	B ~~See Spec.~~	1 per each 2 slips. ~~Otherwise, none if the~~	1. Refer to Chapter 83 KZC for additional regulations. ~~1. Except as permitted by Special Regulation 17, no structures, other than moorage structures or public access piers, may be waterward of~~

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
		152 KZC. Also See Chapter 83 KZC.	~~least 100 of front-age on Lake Washington.~~	30 See Spec. Reg. ~~3~~ 2.	~~The greater of: a. 15 or b. 1-1/2 times the height of the primary structure above average building elevation minus 10~~	5', but two side yards must equal at least 15 feet.~~10~~	~~For moorage structure, 0 For other structures, the greater of: a. 15 or b. 15% of the average parcel depth~~. See Chapter 83 KZC		inary High Water Mark, 30 above average building elevation. See Spec. Reg. ~~4.~~3 ~~Waterward of the High Waterline, Dock and Pier decks may not be more than 24 above mean sea level.~~		~~Reg. 14.~~	~~moorage facility is reserved for the exclusive use of an adjoining residential development.~~	~~the high waterline. For regulations regarding public access piers, see the specific listing in this zone.~~ ~~2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.~~ ~~3.~~2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. ~~4.~~3. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset be a view corridor that is superior to that required by the General Regulations~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ ~~5.~~4. ~~The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ ~~6. The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The ability of the land landward of the high waterline to accom-~~

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Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
				–	~~10~~	~~10~~	–						~~modate the necessary support facilities.~~ ~~b. The potential for traffic congestion.~~ ~~REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE~~
				~~No moorage structure may be:~~ ~~a. Within 100 feet of a public park; or~~ ~~b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45° angle from the side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening overwater structure; or~~ ~~(See next page for the rest of the Required Yard Regulations)~~									

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Section 60.172	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.050	~~General Moorage Facility~~Marina (continued)			~~c. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening overwater structure; or~~ ~~d. Within 25 of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than those listed, is 5~~ ~~(See previous page for the rest of this column)~~							~~7. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that:~~ ~~a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and~~ ~~b. The moorage structures are not larger than is necessary to moor the specified number of boats; and~~ ~~c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and~~ ~~d. The moorage structures will not adversely affect nearby uses; and~~ ~~e. The moorage structures will not have a significant long-term adverse effect on aquatic habitats.~~ ~~8. If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~9. May not treat moorage structure with creosote, oil base or toxic substance.~~ ~~10. Must provide covered and secured waste receptacles on all piers.~~ ~~11. All utility and service lines must be below the pier deck and, where feasible, underground.~~ ~~12. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property.~~ ~~13. Piers must be adequately lit. The source of light must not be visible from neighboring properties.~~ ~~14. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least four inches high.~~ ~~15. Covered moorage is not permitted.~~ ~~16. Aircraft moorage is not permitted.~~ ~~17.~~ The following accessory components are allowed if approved

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
													through Process IIB, Chapter 152 KZC: a. Boat and motor sales leasing. b. Boat and motor repair and service if: 1) The activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Boat launch ramp if: 1) It is not for the use of the general public; and 2) Is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and 4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. d. Dry land storage. However, stacked storage is not permitted. e. Meeting and special events rooms. f. Gas and oil sale for boats, if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and cleanup gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck. ~~18. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.~~

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.055	Tour Boat	See Chapter 83 KZC.	None	30□ See Spec. Reg. 2.		5', but two side yards must equal at least 15 feet.	See Chapter 83 KZC	80%	Landward of the Ordinary High Water Mark, 30□ above average building elevation. See Spec. Reg. 3	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations. 2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 3. Structure height may be increased to 35 feet above average building elevation if: a. the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. The increase is offset be a view corridor that is superior to that required by the General Regulations
	Passenger Only Ferry Terminal	See Chapter 83 KZC.	None	30□ See Spec. Reg. 2.		5', but two side yards must equal at least 15 feet.	See Chapter 83 KZC	80%	Landward of the Ordinary High Water Mark, 30□ above average building elevation. See Spec. Reg. 3	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations. 2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 3. Structure height may be increased to 35 feet above average building elevation if: a. the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. The increase is offset be a view corridor that is superior to that required by the General Regulations

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
	Boat Launch (motorized boats)	See Chapter 83 KZC.	None	30□ See Spec. Reg. 3.		5', but two side yards must equal at least 15 feet.	See Chapter 83 KZC	80%	Landward of the Ordinary High Water Mark, 30□ above average building elevation.	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations. 2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City.
	Boat Launch (for non-motorized boats)	See Chapter 83 KZC.	None	30□ See Spec. Reg. 3.		5', but two side yards must equal at least 15 feet.	See Chapter 83 KZC	80%	Landward of the Ordinary High Water Mark, 30□ above average building elevation.	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations. 2. The required 30-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City.

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Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
	Water Taxi	See Chapter 83 KZC.	None	30□ See Spec. Reg. 2.		5', but two side yards must equal at least 15 feet.	See Chapter 83 KZC	80%	Landward of the Ordinary High Water Mark, 30□ above average building elevation. See Spec. Reg. 3	B	B	See KZC 105.25	1. Refer to Chapter 83 KZC for additional regulations. 2. The required 30-foot front yard may be reduced onefoot for each one foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 3. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and b. The increase is offset be a view corridor that is superior to that required by the General Regulations
~~.060~~	~~Professional Football, Baseball, or Soccer Practice or Play Facility~~	~~Process IIB, Chapter 152 KZC.~~	~~3 acres See Special Regulation 6.~~	~~20□ See Spec. Reg. 3. The greater of:~~	~~a. 15□ or b. 15% of the average parcel depth.~~	~~10□ The greater of:~~	~~a. 15□ or b. 15% of the average parcel depth.~~	80%	~~30□ above average building elevation. See Special Regulation 4.~~	~~C~~	~~B~~	~~See KZC 105.25.~~	~~1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this zone.~~ ~~2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.~~ ~~3. The required 20-foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if:~~ ~~a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and~~

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Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
				~~The minimum dimension of any yard, other than those listed, is 5 feet~~									~~b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and~~ ~~c. The design of the public use area is specifically approved by the City.~~ ~~4. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and~~ ~~a. The increase is offset be a view corridor that is superior to that required by the General Regulations; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ ~~5. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ ~~6. Subsequent division of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.~~
.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and ~~General Moorage Facility~~ Marina See Special Regulation 1 for other uses also allowed.	See Special Regulation 2.	5 acres with no less than 3,100 sq. ft. per dwelling unit. See also Special Regulations 3 and	See Special Regulation 7.							See Spec. Reg. 8	See KZC 105.25.	1. The following uses and components are also allowed: a. Retail establishment. b. Office use. c. Hotel. d. Boat and motor repair and service if: 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. e. Dry land boat storage. However, stacked storage is not permitted. f. Gas and oil sales or boats if: 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.

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Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
			14.										g. Meeting and or special events rooms. h. Boat launching ramp if it is paved with concrete. i. School or day-care center. j. Mini-school or mini-day-care center, or day-care home. 2. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages: a. The first stage will result in approval of a Preliminary Master Plan using Process IIB, Chapter 152 KZC. The Preliminary Master Plan shall consist of at least the following: 1) A site plan which diagrammatically shows the general location, shape and use of the major features of development. 2) A written description of the planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan.
.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and ~~General Moorage Facility~~ Marina (continued)												In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150 KZC, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process IIB, Chapter 152 KZC. b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150 KZC, or Process IIB, Chapter 152 KZC, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the Preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase. 3. Part of the unit count allowed in Planned Area 15A may be devel-

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		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback ~~High Water Line~~						
													oped in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula: (The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units. 4. The maximum amount of allowable floor area for nonresidential use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = amount of square footage available for nonresidential use. 5. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements: a. A public pedestrian access trail along the entire waterfront of the subject property within connections to Lake Washington Boulevard at or near either end; b. Waterfront areas developed and open for public use; c. Improvements to and adjacent to Lake Washington Boulevard which are open for public use; and d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Boulevard. In addition, obstruction of views from existing development lying east of Lake Washington Boulevard must be minimized. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Section 60.172	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
.070	Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and ~~General Moorage Facility~~Marina (continued)												REGULATIONS CONTINUED FROM PREVIOUS PAGE 6. All nonresidential uses, except office uses, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use areas. 7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided. Also see Chapter 83 KZC for required shoreline setback. 8. All signs must be approved as part of a Comprehensive Design Plan in accordance with KZC 100.80. 9. Must comply with General Regulations and Special Regulations 6 – 16 for the use listing in this zone entitled "General Moorage Facility." 10. Must provide pumping facilities to remove effluent from boat holding tanks. 11. Must provide a waste oil tank. 12. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited, with primary access located at the intersection of Lake Washington Boulevard and Lakeview Drive. The City may required traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts. 13. The regulations for this use may not be modified with a Planned Unit Development. 14. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan. 15. Restaurant uses with drive-in or drive-through facilities are not permitted in this zone.

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Section 60.172	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	~~Shoreline Setback~~ ~~High Water Line~~						
.080 .090	Public Utility Government Facility Community Facility	Process IIA, Chapter 150 KZC.	None	30□ See Spec. Reg. 3.	~~The greater of: a. 15□ or b. 1-1/2 times the height of the primary structure above average building elevation minus 10□~~	5', but two side yards must equal at least 15 feet. ~~10□~~	~~The greater of: a. 15□ or b. 15% of the average parcel depth.~~ See Chapter 83 KZC	80%	30' above average building elevation. See Special Regulation 4.	A	B	See KZC 105.25.	1. No structures, other than moorage structures or public access piers, may be waterward of the ~~high waterline~~ordinary high water mark. For the regulations regarding moorages, see the ~~moorage~~ specific listings in this zone and Chapter 83 KZC. 2. Chapter 83 KZC contains regulations regarding shoreline setbacks, view corridors, and public pedestrian walkways~~Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas~~. 3. The required 30□ front yard may be reduced onefoot for each onefoot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. Structure height may be increased to 35 feet above average building elevation if: a. The increase does not impair views of the lake from properties east of Lake Washington Boulevard; and ~~a.~~b. The increase is offset by a view corridor that is superior to that required by the General Regulations~~; or~~ ~~b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.~~ ~~5. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached~~

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			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South~~ Side Property Line	Shoreline Setback~~High Water Line~~						
													~~dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ 6. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
.100	Public Park	Development standards will be determined on a case-by-case basis. See Chapter 49 KZC for required review process.											

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25.05 User Guide. The charts in KZC 25.10 contain the basic zoning regulations that apply in each PR 8.5, PR 5.0, PR 3.6, PR 2.4 and PR 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 25.08

Zone PR

Section 25.08 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. The required yard of a structure abutting Lake Washington Boulevard or Lake St. S. must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).
4. If the property is located south of NE 85th Street between 124th Avenue and 120th Avenue, to the extent possible, the applicant shall save existing viable significant trees within the required landscape buffers separating nonresidential development from adjacent single-family homes.
5. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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40.05 User Guide. The charts in KZC 40.10 contain the basic zoning regulations that apply in each of the BN zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 40.08

Zone BN

Section 40.08 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.

3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation (does not apply to Public Park uses).

4. At least 75 percent of the total gross floor area located on the ground floor of all structures on the subject property must contain retail establishments, restaurants, taverns, or offices. These uses shall be oriented to an adjacent arterial, a major pedestrian sidewalk, a through block pedestrian pathway or an internal pathway.
5. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83.

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15.05 User Guide. The charts in KZC 15.10 contain the basic zoning regulations that apply in each RS 35, RS 12.5, RS 8.5, RS 7.2, RS 6.3 and RS 5.0 zones of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 15.08

Zone RS

Section 15.08 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. If any portion of a structure is adjoining a detached dwelling unit in a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The maximum horizontal facade shall not exceed 50 feet.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
(Does not apply to Detached Dwelling Unit and Mini-School or Mini-Day-Care Center uses).

3. May not use lands waterward of the ~~high waterline~~ ordinary high water mark to determine lot size or to calculate allowable density.

4. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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20.05 User Guide. The charts in KZC 20.10 contain the basic zoning regulations that apply in each RM 5, RM 3.6, RM 2.4, and RM 1.8 zone of the City. Use these charts by reading down the left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use.

Section 20.08

Zone RM

Section 20.08 – GENERAL REGULATIONS
The following regulations apply to all uses in this zone unless otherwise noted:

1. Refer to Chapter 1 KZC to determine what other provisions of this code may apply to the subject property.

2. If any portion of a structure is adjoining a low density zone or a low density use in PLA 17, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See KZC 115.30, Distance Between Structures/Adjacency to Institutional Use, for further details.
(Does not apply to Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units~~General Moorage Facility~~ and Detached Dwelling Units uses).

3. If the subject property is located east of JBD 2 and west of 100th Avenue NE, the following regulation applies:
Must provide a public pedestrian access easement if the Planning Official determines that it will furnish a pedestrian connection or part of a connection between 98th Avenue NE and 100th Avenue NE. Pathway improvements will also be required if the easement will be used immediately. No more than two complete connections shall be required.
~~(Does not apply to General Moorage Facility uses).~~

4. If the subject property is located within the North Rose Hill neighborhood, east of Slater Avenue NE and north of NE 116th Street, the minimum required front yard is 10 feet. Ground floor canopies and similar entry features may encroach into the front yard; provided, the total horizontal dimension of such elements may not exceed 25 percent of the length of the structure. No parking may encroach into the required 10-foot front yard.

5. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation.
(Does not apply to Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units and ~~General Moorage Facility and~~ Public Park uses).

6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, ~~the following regulations apply:~~refer to Chapter 83 KZC for regulations regarding shoreline setbacks, and public pedestrian walkways.~~a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this chapter, this provision shall govern.
b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.
c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
(Does not apply to General Moorage Facility, Detached Dwelling Units and Public Park uses).~~

7. If the property is located in the NE 85th Street Subarea, the following shall apply:
a. If the subject property is located south of NE 85th Street between 124th Avenue NE and 120th Avenue NE, the applicant shall to the extent possible save existing viable significant trees within the required landscape buffer separating nonresidential development from adjacent single-family homes.
b. If the subject property is located directly north of the RH 4 zone, the applicant shall install a through-block pedestrian pathway pursuant to the standards in KZC 105.19(3) to connect an east-west pedestrian pathway designated in the Comprehensive Plan between 124th Avenue NE and 120th Avenue NE. (See Plate 34K).

8. May not use lands waterward of the ~~high waterline~~ordinary high water mark to determine lot size or to calculate allowable density.

9. May also be regulated under the Shoreline Master Program, refer to KZC Chapter 83~~KMC Title 24~~.

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Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.010	Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0. Otherwise, 3,600 sq. ft.	20′	5′, but 2 side yards must equal at least 15′.	10′	60%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation. See Spec. Reg. 8.	E	A	2.0 per unit.	1. For this use, only one dwelling unit may be on each lot regardless of the size of the lot. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If the property is in an RM 1.8, 2.4, or 3.6 zone and contains less than 5,000 sq. ft., each side yard may be five feet.
.020	Detached, Attached or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0.	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft. with a density as established on the Zoning Map. See Spec. Reg. 1.		5′, but 2 side yards must equal at least 15′. See Spec. Reg. 6.	10′ See Spec. Reg. 7.			D See Spec. Reg. 4.		1.7 per unit.	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones, the minimum lot area per unit is 5,000 sq. ft. b. In RM 3.6 zones, the minimum lot area per unit is 3,600 sq. ft. c. In RM 2.4 zones, the minimum lot area per unit is 2,400 sq. ft. d. In RM 1.8 zones, the minimum lot area per unit is 1,800 sq. ft. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Chapter 115 KZC contains regulations regarding common recreational space requirements for this use. 4. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies. 5. Development located in the RM 3.6 zone in North Rose Hill, lying between Slater Avenue NE and 124th Avenue NE, and NE 108th Place (extended) and approximately NE 113th Place (extended) shall comply with the following: a. Each development shall incorporate at least two acres; and b. Significant vegetation that provides protection from I-405 shall be retained to the maximum extent feasible. 6. The side yard may be reduced to zero feet if the side of the dwelling unit is attached to a dwelling unit on an adjoining lot. If one side of a dwelling unit is so attached and the opposite side is not, the side that is not attached must provide a minimum side yard of five feet. REGULATIONS CONTINUED ON NEXT PAGE

Section 20.10	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.020	Detached, Attached or Stacked Dwelling Units (continued)											REGULATIONS CONTINUED FROM PREVIOUS PAGE 7. The rear yard may be reduced to zero feet if the rear of the dwelling unit is attached to a dwelling unit on an adjoining lot. 8. Where the 25-foot height limitation results solely from an adjoining low density zone occupied by a school that has been allowed to increase its height to at least 30 feet, then a structure height of 30 feet above average building elevation is allowed.
.030	Church	Within the NE 85th Street Subarea, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	20′	20′	20′	70%	If adjoining a low density zone other than RSX, then 25′ above average building elevation. Otherwise, 30′ above average building elevation.	C See Spec. Reg. 3.	B	1 for every 4 people based on maximum occupancy load of worship. See Spec. Reg. 2.	1. The property must be served by a collector or arterial street. 2. No parking is required for day-care or school ancillary to the use. 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.

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Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	North Property Line	South Side Property Line	High Water Lin Shoreline Setbacke						
.040	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units.General Moorage Facility	See Chapter 83 KZC	None, but must have at least 100□ of front-age on Lake Washington.	30□ See also Spec. Reg. 4.	Landward of the high waterline the greater of: a. 15□ or b. 1-1/2 times the height of the primary structure above aver-age building elevation minus 10□.	5', but two side yards must equal at least 15 feet.10□	See Chapter 83 KZCFor moor-age struc-ture, 0□ For other structures the greater of: a. 15□ or b. 15% of the aver-age parcel depth.	60%	Landward of the ordinary high water markhigh waterline 30□ above average building elevation. Waterward of the high waterline, dock and pier decks may not be more than 24□ above mean sea level.	B	B	None	1. Refer to Chapter 83 KZC for additional regulations. 2. Chapter 83 KZC contains regulations regarding shorelin 1. Moorage may only be used by residents of the dwelling units on the subject property, or their guests. 2. Except as permitted by Special Regulation 18, no structures, other than moorage structures or public access piers or boardwalks, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 4. The required 30□ front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30□ of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 5. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent
				Waterward of the high waterline:									

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Section 40.10	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Side~~ Property Line	~~High Water Lin~~ Shoreline Setback						
	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units~~General Moorage Facility (continued)~~	See Chapter 83 KZC		–	~~10□~~	~~10□~~	–					None	~~to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.~~ ~~6. The design on the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ ~~REGULATIONS CONTINUED ON NEXT PAGE~~ Refer to Chapter 83 KZC for additional regulations.~~7. The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The ability of the land landward of the high waterline to accommodate the necessary support facilities.~~ ~~b. The potential for traffic congestion.~~ ~~c. The number of moorages shall not exceed the number of dwelling units on the subject property.~~ ~~8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that:~~ ~~a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and~~ ~~b. The moorage structures are not larger than is necessary to moor the specified number of boats; and~~ ~~c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and~~ ~~d. The moorage structures will not adversely affect nearby uses; and~~ ~~e. The moorage structures will not have a significant long-term adverse effect on aquatic habitats.~~
				~~No moorage structure may be:~~ ~~a. Within 100□ of a public park; or~~ ~~b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at the 45-degree angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or~~ ~~REGULATIONS CONTINUED ON NEXT PAGE~~ See Chapter 83 KZC ~~c. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property~~										

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Section 40.10	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	South Side Property Line	~~High Water Lin~~ Shoreline Setbacke						
				~~line of the lot closest to the moorage structure at a 30-degree angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not exceed beyond any intervening over water structure; or~~ ~~d. Within 25□ of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than listed, is 5□.~~								~~9. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~10. May not treat moorage structure with creosote, oil base, or toxic substance.~~ ~~11. Must provide at least two covered and secured waste receptacles.~~ ~~12. All utility and service lines must be below the pier deck and, where feasible, underground.~~ ~~13. Piers must be adequately lit. The source of the light must not be visible from neighboring properties.~~ ~~14. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high.~~ ~~15. Covered moorage is not permitted.~~ ~~16. Aircraft moorage is not permitted.~~ ~~17. At least one pump-out facility shall be provided.~~ ~~18. See KZC 30.11 for regulations regarding bulkheads and land surface modification.~~

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Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.050	School or Day-Care Center	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then: 50'	50' on each side	50'	70%	If adjoining a low density zone other than RSX, then 25□ above average building elevation. Otherwise, 30□ above average building elevation. See Spec. Reg. 8.	D	B	See KZC 105.25.	1. May locate on the subject property only if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site and building design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required only along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines as follows: a. Twenty feet if this use can accommodate 50 or more students or children. b. Ten feet if this use can accommodate 13 to 49 students or children. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 5. May include accessory living facilities for staff persons. 6. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388). 8. For school use, structure height may be increased, up to 35 feet, if: a. The school can accommodate 200 or more students; and b. The required side and rear yards for the portions of the structure exceeding the basic maximum structure height are increased by one foot for each additional one foot of structure height; and c. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan; and d. The increased height will not result in a structure that is incompatible with surrounding uses or improvements. *This special regulation is not effective within the disapproval jurisdiction of the Houghton Community Council.*
				If this use can accommodate 13 to 49 students or children, then: 20'	20' on each side	20'						

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Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.060	Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop or Shoe Repair Shop See Spec. Reg. 9.	Process IIA, Chapter 150 KZC. Also see Chapter 83 KZC for properties in shoreline jurisdiction.	7,200 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low density zone other than RSX, then 25□ above average building elevation. Otherwise, 30□ above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	1. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. 2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. 3. Must be located on a collector arterial or higher volume right-of-way. 4. Placement and scale must indicate pedestrian orientation. 5. Must mitigate traffic impacts on residential neighborhood. 6. Gross floor area may not exceed 3,000 square feet. 7. May not be located above the ground floor of a structure. 8. Hours of operation may be limited to reduce impacts on nearby residential uses. 9. This use is not permitted in an RM zone located within the NE 85th Street Subarea.
.070	Mini-School or Mini-Day-Care	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft.						D	B	See KZC 105.25.	1. May locate on the subject property if: a. It will not be materially detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. A six-foot-high fence is required along the property line adjacent to the outside play areas. 3. Structured play areas must be set back from all property lines by five feet. 4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 5. To reduce impacts on nearby residential uses, hours of operation of the use may be limited and parking and passenger loading areas relocated. 6. May include accessory living facilities for staff persons. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC Title 388).

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Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.080	Assisted Living Facility (Not permitted in RM 5.0)	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, none.	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15□.	10'	60%	If adjoining a low density zone other than RSX, then 25□ above average building elevation. Otherwise, 30□ above average building elevation.	D See Spec. Reg. 6.	A	1.7 per independent unit. 1 per assisted living unit.	1. A facility that provides both independent dwelling units and assisted living units shall be processed as an assisted living facility. 2. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 3. For density purposes, two assisted living units shall constitute one dwelling unit. Total dwelling units may not exceed the number of stacked dwelling units allowed on the subject property. Through Process IIB, Chapter 152 KZC, up to 1 1/2 times the number of stacked dwelling units allowed on the property may be approved if the following criteria are met: a. Project is of superior design, and b. Project will not create impacts that are substantially different than would be created by a permitted multifamily development. 4. The assisted living facility shall provide usable recreation space of at least 100 square feet per unit, in the aggregate, for both assisted living units and independent dwelling units, with a minimum of 50 square feet of usable recreation space per unit located outside. 5. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. 6. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then landscape category A applies.
.090	Convalescent Center or Nursing Home	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	7,200 sq. ft.		10' on each side		70%		C See Spec. Reg. 2	B	1 for each bed.	1. If a nursing home use is combined with an assisted living facility use in order to provide a continuum of care for residents, the required review process shall be the least intensive process between the two uses. 2. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.

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Section 20.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS				MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage	Height of Structure				
				Front	Side	Rear						
.100	Public Utility	Within the NE 85th Street Sub-area, D.R., Chapter 142 KZC. Otherwise, Process IIA, Chapter 150 KZC.	None	20’	20’ on each side	20’	70%	If adjoining a low density zone other than RSX, then 25□ above average building elevation. Otherwise, 30□ above average building elevation.	A See Spec. Regs. 2 and 3.	B	See KZC 105.25.	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 3. If the subject property is located within the NRH neighborhood, west of Slater Avenue NE and south of NE 100th Street, and if it adjoins a low density zone or a low density use in PLA 17, then Landscape Category A applies.
.110	Government Facility Community Facility				10’ on each side	10’			C See Spec. Regs. 2 and 3.			
.120	Public Park	Development standards will be determined on case-by-case basis. See Chapter 49 KZC for required review process.										

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Section 40.10	USE ⇩ / REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	North Property Line	South Side Property Line	High Water Lin Shoreline Setbacke						
.040	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units.General Moorage Facility	See Chapter 83 KZC	None, but must have at least 100□ of front-age on Lake Washington.	30□ See also Spec. Reg. 4.	Landward of the high waterline the greater of: a. 15□ or b. 1-1/2 times the height of the primary structure above aver-age building elevation minus 10□.	5', but two side yards must equal at least 15 feet.10□	See Chapter 83 KZCFor moor-age struc-ture, 0□ For other structures the greater of: a. 15□ or b. 15% of the aver-age parcel depth.	60%	Landward of the ordinary high water markhigh waterline 30□ above average building elevation. Waterward of the high waterline, dock and pier decks may not be more than 24□ above mean sea level.	B	B	None	1. Refer to Chapter 83 KZC for additional regulations. 2. Chapter 83 KZC contains regulations regarding shorelin 1. Moorage may only be used by residents of the dwelling units on the subject property, or their guests. 2. Except as permitted by Special Regulation 18, no structures, other than moorage structures or public access piers or boardwalks, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 4. The required 30□ front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: a. Within 30□ of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 5. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent
				Waterward of the high waterline:									

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Section 40.10	USE ⇩ REGULATIONS ⇨	Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	~~South Side~~ Property Line	~~High Water Lin~~ Shoreline Setback						
	Piers, docks, boat lifts and canopies serving Detached, Attached or Stacked Dwelling Units~~General Moorage Facility (continued)~~	See Chapter 83 KZC		–	~~10□~~	~~10□~~	–					None	~~to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.~~ ~~6. The design on the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.~~ ~~REGULATIONS CONTINUED ON NEXT PAGE~~ Refer to Chapter 83 KZC for additional regulations.~~7. The City will determine the maximum allowable number of moorages based on the following factors:~~ ~~a. The ability of the land landward of the high waterline to accommodate the necessary support facilities.~~ ~~b. The potential for traffic congestion.~~ ~~c. The number of moorages shall not exceed the number of dwelling units on the subject property.~~ ~~8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that:~~ ~~a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and~~ ~~b. The moorage structures are not larger than is necessary to moor the specified number of boats; and~~ ~~c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and~~ ~~d. The moorage structures will not adversely affect nearby uses; and~~ ~~e. The moorage structures will not have a significant long-term adverse effect on aquatic habitats.~~
				~~No moorage structure may be:~~ ~~a. Within 100□ of a public park; or~~ ~~b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at the 45-degree angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or~~ ~~REGULATIONS CONTINUED ON NEXT PAGE~~ See Chapter 83 KZC ~~c. Closer to a lot containing a detached dwelling unit than a line that starts where the high waterline of the lot intersects the side property~~										

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Section 40.10	USE ⇩ REGULATIONS ⇨	DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS										
		Required Review Process	MINIMUMS					MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)				Lot Coverage	Height of Structure				
				Front	~~North Property Line~~	South Side Property Line	~~High Water Lin~~ Shoreline Setbacke						
				~~line of the lot closest to the moorage structure at a 30-degree angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not exceed beyond any intervening over water structure; or~~ ~~d. Within 25□ of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard, other than listed, is 5□.~~								~~9. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to submittal of a Building Permit for this use.~~ ~~10. May not treat moorage structure with creosote, oil base, or toxic substance.~~ ~~11. Must provide at least two covered and secured waste receptacles.~~ ~~12. All utility and service lines must be below the pier deck and, where feasible, underground.~~ ~~13. Piers must be adequately lit. The source of the light must not be visible from neighboring properties.~~ ~~14. Moorage structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least four inches high.~~ ~~15. Covered moorage is not permitted.~~ ~~16. Aircraft moorage is not permitted.~~ ~~17. At least one pump-out facility shall be provided.~~ ~~18. See KZC 30.11 for regulations regarding bulkheads and land surface modification.~~

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Revisions to Definitions Chapter 5 of the Kirkland Zoning Ordinance as follows:

.060 Average Parcel Depth – The average of the distance from the ~~high waterline~~ ordinary high water mark to the ~~street providing~~ public right of way or vehicular access easement road, whichever provides the direct access to the subject property as measured along the side property lines or the extension of those lines where the water frontage of the subject property ends, the center of the ~~high waterline~~ ordinary high water mark of the subject property and the quarter points of the ~~high waterline~~ordinary high water mark of the subject property. See ~~the following diagram for examples~~ Plate 19. ~~At the northern terminus of the 5th Ave West private access easement, the average parcel depth shall be measured from the high waterline to the public pedestrian access easement providing access to Waverly Beach Park.~~

.065 Average Parcel Width – The average of the distance from the north to the south property lines as measured along the ordinary high water mark ~~high waterline~~ and the front property line, or along the east and west property lines if the parcel does not abut the ordinary hig water mark ~~high waterline~~ of Lake Washington.

.245 Dry Land – The area of the subject property landward of the ~~high waterline~~ordinary high water mark.

~~.365 High Waterline – The line where the water meets the land when the water level of Lake Washington is 21.8 feet above mean sea level based on the Corps of Engineers Datum Point. High Waterline shall be construed to be the same as Ordinary High Water Mark (OHWM), as defined in WAC 173-16-030(10).~~

~~.612 Ordinary High Waterline – This term has the same meaning as "high waterline."~~

.720 Property Line – Those lines enclosing a lot and those lines defining a recorded vehicular access easement. The following are categories of property lines:

1. Front property line is any property line that is adjacent to a street or vehicular access easement or tract more than 21 feet in width, except when said vehicular access easement or tract:

a. Is located entirely on an adjacent lot or lots and does not serve the subject property; or

b. Encompasses a hammerhead turnaround required by the Fire Department, whether or not it is located on or serves the subject property.

Neither the Burlington Northern, I-405, nor SR-520 rights-of-way shall be considered front property lines.

2. Rear property line is any property line that is farther from and essentially parallel to a front property line except on a lot which contains two or more front property lines; or any property line that is adjacent to a street, alley or vehicular access easement or tract 21 feet or less in width, except when said vehicular access easement or tract serves only one lot, or is located entirely on an adjacent lot or lots and does not serve the subject property; or any property line that is adjacent to a vehicular access easement or tract which encompasses a hammerhead turnaround required by the Fire Department.

3. Side property line is any property line other than a front property line or a rear property line, or in Waterfront District Zones, any property line other than a ~~north, south,~~ front~~,~~ or ordinary high water mark. ~~high waterlineshoreline setback required under Chapter 83 KZC.~~

~~4. North property line is the property line running essentially east to west at the northern end of the lot, at an angle of more than 67° 30' from a line running true north-south (see Plate 28).~~

~~5. South property line is the property line running essentially east to west at the southern end of a lot that also contains a north property line.~~

~~6. High Waterline – This term is defined separately in this chapter.~~

.727 Public Access Pier or Boardwalk – An elevated structure which is constructed waterward of the ~~high waterline~~ordinary high water mark and intended for public use.

.775 Required Yard – Those areas adjacent to and interior from the property lines and involving the following designations (if two required yards are coincidental, the yard with the greater dimensions shall predominate):

1. Front: That portion of a lot adjacent to and parallel with any front property lines and at a distance therefrom equal to the required front yard depth.

2. Rear: That portion of a lot adjacent to and parallel with the rear property line and at a distance therefrom equal to the required rear yard depth.

3. Side: That portion of a lot adjacent to and parallel with the side property line and at a distance therefrom equal to the required side yard depth. All yards not otherwise categorized shall be designated side yards.

~~4. North Property Line Yard: That portion of a lot adjacent to and parallel with the north property line and at a distance therefrom equal to the required north property line yard depth.~~

~~5. South Property Line Yard: That portion of a lot adjacent to and parallel with the south property line and at a distance therefrom equal to the required south property line yard depth.~~

~~6. High Waterline Yard: That portion of a lot adjacent to and parallel with the high waterline and at a distance landward therefrom equal to the required high waterline yard depth.~~

115.07 Accessory Dwelling Units

One accessory dwelling unit (ADU) is permitted as subordinate to a single-family dwelling; provided, that the following criteria are met:

1. Number of Occupants – The total number of occupants in the principal dwelling unit and the ADU combined shall not exceed the maximum number established for a single-family dwelling as defined in KZC 5.10.300.

2. Owner Occupancy – One of the units must be the principal residence of the property owner(s).

3. Subdivision – Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.

4. Scale – The square footage of the accessory dwelling unit shall not exceed 40 percent of the primary residence and accessory dwelling unit combined. If the accessory unit is completely located on a single floor, the Planning Director may allow increased size in order to efficiently use all floor area.

   Detached accessory dwelling units shall not exceed 800 square feet of gross floor area. The gross floor area shall not include area with less than five feet of ceiling height, as measured between the finished floor and the supporting members for the roof. When calculating the square footage of the ADU (see KZC 5.10.340, definition of "gross floor area"), covered exterior elements such as decks and porches will not be included; provided, the total size of all such covered exterior elements does not exceed 200 square feet. An accessory dwelling unit will be considered to be "detached" from the principal unit if it has any of the following characteristics:

   a. It does not share a common roof structure with the principal unit.

   b. It is not integrated into the footprint of the principal unit.

   c. The design is inconsistent with the existing roof pitch, siding treatment, and window style of the principal unit.

5. Location. The accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure. Detached structures must conform with the setbacks, height restrictions, lot coverage and other applicable zoning regulations required for single-family dwellings in the applicable use zone; provided, that an accessory dwelling unit shall not be considered a "dwelling unit" in the context of Special Regulations in Chapters 15 through 60 KZC which limit the number of detached dwelling units on each lot to one.

6. Entrances. The primary entrance to the accessory dwelling unit shall be located in such a manner as to be clearly secondary to the main entrance to the principal unit and shall not detract from or alter the single-family character of the principal unit.

7. Parking. There shall be one off-street parking space provided for the accessory dwelling unit.

~~8. WD I and WD III Zones. Properties located in the WD I and WD III Zones which develop accessory dwelling units must provide public pedestrian access consistent with the regulations contained in KZC 30.15.020 and 30.35.020 for attached or stacked dwelling units.~~

8. ~~9.~~ Applicable Codes. The portion of a single-family dwelling in which an accessory dwelling unit is proposed must comply with all standards for health and safety contained in all applicable codes, with the following exception for ceiling height. Space need not meet current Uniform Building Code (UBC) ceiling height requirements if it was legally constructed as habitable space.

9. ~~10.~~ Permitting

a. Application

1) The property owner shall apply for an accessory dwelling unit permit with the Building Department. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section.

In the event that proposed improvements in the accessory dwelling unit do not require a building permit, a registration form for the unit must be completed and submitted to the Planning Department.

2) The registration form as required by the City shall include a property covenant. The covenant must be filed by the property owner with the City for recording with the King County Department of Records and Elections to indicate the presence of the accessory dwelling unit, and reference to other standards outlined in this section. The covenant shall run with the land as long as the accessory dwelling unit is maintained on the property.

3) If an ADU was or is created without being part of a project for which a building permit was or is finaled, an ADU inspection will be required for issuance of an ADU permit. The ADU inspection fee will cover a physical inspection of the ADU. This fee will be waived if the ADU existed on January 1, 1995, and the ADU permit is applied for by December 31, 1995.

b. Eliminating an Accessory Dwelling Unit – Elimination of a registered accessory dwelling unit may be accomplished by the owner filing a certificate with the Planning Department, or may occur as a result of enforcement action.

c. Preexisting Units – That portion of a single-family residence which meets the definition of accessory dwelling unit which existed on January 1, 1995, may be legally established, and not subject to zoning violation fines, if the following requirements are met:

1) An application for an accessory dwelling permit is filed by December 31, 1997;

2) The accessory dwelling unit is determined to meet the requirements of this section, as well as the other code requirements referred to in KZC 115.65(5)(g).

d. Appeals. An applicant may appeal to the Hearing Examiner the decision of the Planning Official in denying a request to construct an accessory dwelling unit. A written notice of appeal shall be filed with the Planning Department within 14 calendar days of the date the Planning Official's decision was mailed or otherwise delivered to the applicant. The City shall give notice of the hearing to the applicant at least 17 calendar days prior to the hearing. The applicant shall have the burden of proving the Planning Official made an incorrect decision. Based on the Hearing Examiner's findings and conclusions, he or she may affirm, reverse, or modify the decision being appealed.

Miscellaneous

WDI

~~30.17 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~c. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~d. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~e. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~f. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~g. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~3) Either:~~

~~a) The application is filed by a public agency to improve navigability, public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or~~

~~d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the following regulations apply:~~

~~1) Material Used for Landfill – The material used in the landfill must be nondissolving and nondecomposing. The fill material must not contain organic and inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~2) Use of Vegetation – Exposed fill areas must be stabilized with vegetation.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~b. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for bulkhead approved under paragraph 1 of this section. For backfill landward of a bulkhead, see subsection (1)(g) of this section.~~

~~c. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~d. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~e. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 KZC for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

~~30.17 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~c. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~d. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~e. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~f. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~g. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~3) Either:~~

~~a) The application is filed by a public agency to improve navigability, public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or~~

~~d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the following regulations apply:~~

~~1) Material Used for Landfill – The material used in the landfill must be nondissolving and nondecomposing. The fill material must not contain organic and inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~2) Use of Vegetation – Exposed fill areas must be stabilized with vegetation.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~b. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for bulkhead approved under paragraph 1 of this section. For backfill landward of a bulkhead, see subsection (1)(g) of this section.~~

~~c. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~d. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~e. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See KMC Title 29 for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

WDII

~~30.27 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~c. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~d. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~e. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~f. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~g. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~3) Either:~~

~~a) The application is filed by a public agency to improve navigability, public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the applicant must comply with the provisions of subsections (3)(c) and (d) of this section.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for bulkhead approved under subsection (1) of this section. For backfill landward of a bulkhead, see subsection (1)(g) of this section.~~

~~c. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~d. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~e. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 KZC for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

WDIII

~~Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~c. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~d. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~e. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~f. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~g. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~3) Either:~~

~~a) The application is filed by a public agency to improve navigability, public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or~~

~~d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the following regulations apply:~~

~~1) Material Used for Landfill – The material used in the landfill must be nondissolving and nondecomposing. The fill material must not contain organic and inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~2) Use of Vegetation – Exposed fill areas must be stabilized with vegetation.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.~~

~~b. Required Permit – The City will use Process I, described in Chapter 145 KZC, to review and decide upon an application for land surface modification within the high waterline yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for a bulkhead approved under subsection (1) of this section. For backfill landward of a bulkhead, see subsection (1)(g) of this section.~~

~~d. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the exposing habitat.~~

~~e. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~f. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 KZC for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

CBD-2

~~50.20 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~c. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~d. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~e. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~f. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~g. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve navigability or public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the applicant must comply with the provisions of subsections (3)(d) and (3)(e) of this section.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for a bulkhead approved under subsection (1) of this section. For backfill landward of a bulkhead, see subsection (1)(g) of this section.~~

~~c. Public Use Area Required – If the land surface modification within the high waterline yard is proposed as part of a development other than a small moorage facility, the City shall require that part of the high waterline be developed as a public use area. The size and design of the public use area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the public use area from the private elements of the development.~~

~~d. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~e. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~f. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See KMC Title 29 for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

JBD-5

~~52.35 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section.~~

~~b. Required Permit – The City will use Process I, described in Chapter 145 KZC, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~d. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~e. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~f. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~g. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~h. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve navigability or public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or~~

~~d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~3) The dredging shall be the minimum necessary to provide sufficient draft for navigation and moorage.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the applicant must comply with the provisions of subsections (3)(e) and (3)(f) of this section.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.~~

~~b. Required Permit – The City will use Process I, described in Chapter 145 KZC, to review and decide upon an application for land surface modification within the high waterline yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for a bulkhead approved under subsection (1) of this section. For backfill landward of a bulkhead, see subsection (1)(h) of this section.~~

~~d. Public Use Area Required – If the land surface modification within the high waterline yard is proposed as part of a development other than a small moorage facility, the City shall require that part of the high waterline be developed as a Public Use Area. The size and design of the Public Use Area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the Public Use Area from the private elements of the development.~~

~~e. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~f. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~g. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See KMC Title 29 for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

PLA2

~~60.18 Bulkhead and Land Surface Modification~~

~~1. Bulkheads – Bulkheads are not permitted in this zone.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use the City Council Process IIB as described in Chapter 152 KZC to review and decide upon an application for a land surface modification waterward of the high waterline.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if the application is filed be a public agency to improve navigability, public recreation, or public safety; and~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved fill on the subject property.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the material for the fill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~f. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~3. Land Surface Modification within the Regulated Wetland – Land surface modification within a regulated wetland and within a wetland buffer is regulated by Chapter 90 KZC. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~4. Land Surface Modification Other than Waterward of the High Waterline or the Regulated Wetland or Wetland Buffer – See KMC Title 29 for regulations regarding land surface modifications other than waterward of the high waterline or within the regulated wetland or wetland buffer.~~

~~5. Emergency Measures – An applicant may take emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

PLA3B

~~60.28 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section. A permit may be required from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~c. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~d. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~e. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.~~

~~f. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~g. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed;~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~3) Either:~~

~~a) The application is filed by a public agency to improve navigability or public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or~~

~~d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~3) The dredging shall be the minimum necessary to provide sufficient draft for navigation and moorage.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the following regulations apply:~~

~~1) Material Used for Landfill – The material used in the landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~2) Use of Vegetation – Exposed fill areas must be stabilized with vegetation.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult with that agency for further information.~~

~~b. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for a bulkhead approved under subsection (1) of this section. For backfill landward of a bulkhead, see subsection (1)(g) of this section.~~

~~c. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality of the existing habitat.~~

~~d. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See KMC Title 29 for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~

PLA15A

~~60.173 Bulkhead and Land Surface Modification~~

~~1. Bulkheads~~

~~a. General – Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this section.~~

~~b. Required Permit – The City will use Process I, described in Chapter 145 KZC, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – A bulkhead may be constructed only if:~~

~~1) It is needed to prevent significant erosion due to wave action; and~~

~~2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.~~

~~d. Prohibited Location – A bulkhead may not be erected within a wetland or between a wetland and the lake.~~

~~e. Design of Bulkhead – The bulkhead must be designed to minimize the transmittal of wave energy to other properties.~~

~~f. Placement of the Bulkhead – The bulkhead may not extend waterward of the high waterline unless it is associated with approved fill.~~

~~g. Change in Configuration of the Land – Except as allowed under subsections (2) and (3) of this section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.~~

~~h. Backfill – The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.~~

~~2. Land Surface Modification Waterward of the High Waterline~~

~~a. General – Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this section.~~

~~b. Required Permit – The City will use Process IIB, described in Chapter 152 KZC, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification waterward of the high waterline only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and~~

~~3) Either:~~

~~a) The application is filed by a public agency to improve navigability, public recreation, or public safety; or~~

~~b) The application is to create a public use or recreation area; or~~

~~c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or~~

~~d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorages; or~~

~~e) The application is consistent with an approved Master Plan for a "development containing attached or stacked dwelling units, restaurants or taverns and general moorage facilities."~~

~~d. Requirements for Dredging – If the land surface modification involves dredging, the following regulations apply:~~

~~1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.~~

~~2) The applicant shall restore any beneficial vegetation disturbed during dredging.~~

~~3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.~~

~~e. Requirements for Fill – If the land surface modification involves fill, the following regulations apply:~~

~~1) Material Used for Landfill – The material used in the landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.~~

~~2) Vegetation – Exposed fill areas must be stabilized with vegetation.~~

~~3) Public Use Area Required – If the fill is proposed as part of a "Development containing attached or stacked dwelling units, restaurants or taverns and general moorage facilities," part of the high waterline yard shall be developed as a public use area. The size and design of the public use area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the public use area from the private elements of the development.~~

~~3. Land Surface Modification within the High Waterline Yard~~

~~a. General – Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.~~

~~b. Required Permit – The City will use Process I, described in Chapter 145 KZC, to review and decide upon an application for land surface modification within the high waterline yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.~~

~~c. Allowable Reasons – The City may approve an application for a land surface modification within the high waterline yard only if:~~

~~1) No unique or significant natural area of flora or fauna will be destroyed; and~~

~~2) Either:~~

~~a) The application is filed by a public agency to improve public safety, recreation, or access; or~~

~~b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach; or~~

~~c) The land surface modification is necessary to provide public access; or~~

~~d) The land surface modification is necessary to the structural safety of a structure; or~~

~~e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or~~

~~f) This application is part of an application for bulkhead approved under subsection (1) of this section. For backfill landward of a bulkhead, see subsection (1)(h) of this section.~~

~~d. Material Used for Landfill – The material used in a landfill must be nondissolving and nondecomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.~~

~~e. Use of Vegetation – The applicant shall stabilize exposed areas left after land surface modification with vegetation.~~

~~f. Disposition of Excavated Materials – Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.~~

~~4. Land Surface Modification Landward of the High Waterline Yard – Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See KMC Title 29 for those regulations.~~

~~5. Emergency Measures – An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.~~