

ORDINANCE No. 2741

AN ORDINANCE OF THE CITY OF KIRKLAND RRELATING TO PLANNED AREA 7 AND VICINITY AND AMENDING THE TEXT OF THE ZONING CODE, ORDINANCE 2740, AS AMENDED.

WHEREAS, an application for amendments to the Land Use Policies Plan was submitted to the Department of Planning and Community Development by Steve and Carolyn Hale on October 13, 1982; and

WHEREAS, pursuant to Section 160.25 of the Kirkland Zoning Code, Ordinance 2740, as amended, the application was considered by the Kirkland Planning Commission at a meeting on November 18, 1982, at which time the Department of Planning and Community Development was directed to recommend amendments to the Zoning Code regarding Planned Area 7 and vicinity for consideration at a public hearing; and

WHEREAS, a public meeting to discuss potential amendments to the Zoning Code was held by the Department of Planning and Community Development on December 9, 1982; and

WHEREAS, potential amendments to the Zoning Code were discussed by the Planning Commission at a study meeting on January 6, 1983; and

WHEREAS, an Environmental Checklist was prepared and a Final Declaration of Non-Significance was made by the Responsible Official pursuant to the requirements of the State Environmental Policies Act, RCW 43.21C; WAC Chapter 197-10 and Kirkland Ordinance No. 2473, as amended; and

WHEREAS, said environmental information and Final Declaration accompanied said proposed Plan and Zoning amendments and were available to be considered by the Planning Commission and the Kirkland City Council during the entire review and consideration process; and

WHEREAS, proposed amendments to the Zoning Code were prepared by the Department of Planning and Community Development and such amendments were considered by the Kirkland Planning Commission at public hearings on March 17 and April 21, 1983; and

WHEREAS, the Kirkland Planning Commission has transmitted to the Kirkland City Council recommended amendments to the Zoning Code as set forth in its advisory report (File IV-82-80); and

WHEREAS, the Kirkland City Council conducted a public hearing on June 6, 1983 for the purposes of gathering additional public comment regarding lands situated south and west of City Hall.

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

Section 1. The Findings, Conclusions and Attachments contained in the Planning Commission's advisory report (File No. IV-82-80), attached hereto, are hereby adopted by reference, except for those conclusions which support: 1) allowing any commercial uses north of 3rd Avenue, 2) limiting multi-family residential development west of 2nd St. to south of 5th Ave., and 3) eliminating the option for properties within the CBD-B zone to provide or pay for off-site parking facilities as an alternative to providing on-site parking.

Section 2. Sections 60.40.a, 60.40.b, and 60.40.c of the Kirkland Zoning Code, Ordinance No. 2740, as amended, are hereby deleted and replaced by new Sections 60.40.a, 60.40.b and 60.40.c as shown in Attachment "A", attached hereto and incorporated herein.

Section 3. Section 15.10.a of the Kirkland Zoning Code, Ordinance No. 2740, as amended, is hereby amended as shown in Attachment "B", attached hereto and incorporated herein.

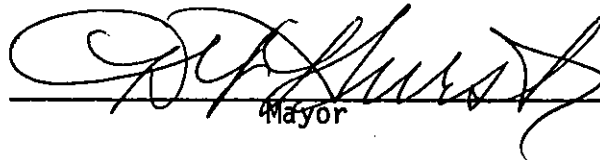
Section 4. Section 50.15.a of the Kirkland Zoning Code, Ordinance No. 2740, as amended, is hereby amended as shown in Attachment "C", attached hereto and incorporated herein.

Section 5. If any section, sub-section, sentence, clause, phrase, part or portion of this Ordinance is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 6. This Ordinance shall become effective 5 days from and after its passage, approval and posting.

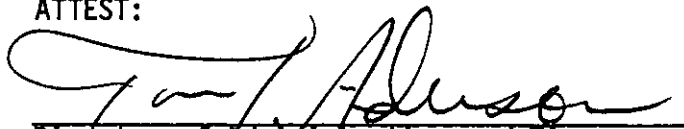
PASSED by a majority vote of the Kirkland City Council in regular, open meeting this 19th day of September, 1983.

SIGNED IN AUTHENTICATION thereof this 19th day of September, 1983.



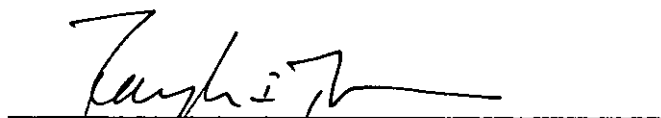
Mayor

ATTEST:




Director of Administration and Finance
(ex officio City Clerk)

APPROVED AS TO FORM:



City Attorney

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 21st day of September, 1983 in accordance with the provisions of RCW 35A/12.160 and City of Kirkland Ordinance No. 2600.



Deputy City Clerk

4692B/bk

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 7A	Section 60.40.a
-----------------------	---------------------------

USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	SIDE	REAR						
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
School or Day Care Center	Process IIB Chapter 152	7,200 sq.ft.	50'	50' on each side	50'	70%	If adjoining an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May locate on the subject property only if— <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3205B</p>	

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 109.
 For information of the regulations in this category, see Chapter 109.
 For details of what may exceed this height limit, see Chapter 109.
 For details regarding required yards, see Chapter 115.

Page

USE ↓	REGULATIONS ↑	USE ZONE CHART										Zone	Section
		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										PLA 7A	60.40.2
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		
FRONT	SIDE			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REAR	FRONT	SIDE			REAR	
Detached Dwelling Units	None	5,000 sq.ft per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	If adjoining an RS zone, then 25' above average building elevation ----- Otherwise, 30' above average building elevation.	E	A	2.0 per Unit	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.		
Detached, Attached, or Stacked Dwelling Units	If development will isolate a low density use, then Process IIB Chapter 152 ----- Otherwise, none	7,200 sq.ft. with at least 2,400 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining an RS zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Development on the subject property must be designed to minimize view obstruction from the north. 4. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. 5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.		

Attachment "A"
Ordinance 2741 ***

Footnotes

- 1. For other information about parking and parking areas, see Chapter 105.
- 2. For details of the regulations in this category, see Chapter 100.
- 3. For information of the regulations in this category, see Chapter 105.
- 4. For details of what may exceed this height limit, see Chapter 105.
- 5. For details regarding required yards, see Chapter 115.

Page

USE ↓	REGULATIONS ↓	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE CHART		Zone PLA 7A	Section 60.40.a
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
				REQUIRED YARDS											
				FRONT	SIDE	REAR									
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 				
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	3205B			

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 105.
 For details of what may exceed this height limit, see Chapter 105.
 For details regarding required yards, see Chapter 115.

USE ZONE CHART

Zone
PLA 7A

Section
60.40.a

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							

Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	—	See Spc. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				If adjoining an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	—	B	See Section 105.25	<ol style="list-style-type: none"> 1. The design of the park must serve the needs of the area in which it is located. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3205B</p>

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 7B	Section 60.40.b
-----------------------	---------------------------

USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS								
				FRONT	SIDE	REAR						
Detached Dwelling Units		None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C then 25' above average building elevation ----- Otherwise, 30' above average building elevation	E	A	2.0 per Unit	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached, or Stacked Dwelling Units		If less than 2,400 sq.ft. of lot area per unit or if development will isolate low density use, then Process IIB Chapter 152 ----- Otherwise, None	7,200 sq.ft. with at least 1,800 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation ----- Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

32088

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 100.
 For details of what may exceed this height limit, see Chapter 100.
 For details regarding required yards, see Chapter 115.

Page

Zone	Section
PLA 7B	60.40.b

USE ZONE CHART

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
USE												
Development containing Attached or Stacked Dwelling Units and any Retail establishment selling goods or providing services including banking and related financial services, or office uses	Process IIB Chapter 152	7200 sq.ft. with at least 1800 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	80%	The roof-line may not exceed 30' above the crown of 4th Ave. lying adjacent to the subject property.	B	D	Section 105.25	<ol style="list-style-type: none"> This use is permitted only south of 4th Avenue and only if developed in conjunction with property in the CBD-B or CBD-C zone. A veterinary office is not permitted in any development containing dwelling units. The maximum amount of allowable floor area for retail establishment or office uses 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 proposed = The amount of square footage available for retail establishment or office use. Dwelling units may not access directly onto Central Way. Retail establishment may not access directly onto 4th Avenue. Drive-in and drive-through fast food restaurant facilities are not permitted in this zone. Vehicle service stations are not permitted in this zone. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Development on the subject property must be designed to minimize view obstruction from the north. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. Traffic cannot significantly impact any residential neighborhood. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 100.
 For details of what may exceed this height limit, see Chapter 100.
 For details regarding required yards, see Chapter 115.

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone
PLA 7B

Section
60.40.b

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				HEIGHT OF STRUCTURE	STRUCTURE				
				FRONT	SIDE	REAR							
School or Day Care Center	Process IIB Chapter 152	7,200 sq.ft	<p>If this use can accommodate 50 or more students or children, then 50' on each side</p> <p>If this use can accommodate 13 to 49 students or children, then 20' on each side</p> <p>Otherwise, 5', but 2 side yards must equal at least 15'</p>	50'	50'	70%	<p>If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation.</p>	0	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	<p>If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation.</p>	A	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3208B</p>		

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 100.
 For details of what may exceed this height limit, see Chapter 100.
 For details regarding required yards, see Chapter 115.

Page

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 7B	Section 60.40.b
-----------------------	---------------------------

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None	None	Will be determined on a case-by-case basis				If adjoining an RS zone or detached dwelling unit in Planned Area 7C, the 25' above average building elevation ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3208B</p>	

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 109.
 For information of the regulations in this category, see Chapter 115.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

Page

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 7C	Section 60.40.c
-----------------------	---------------------------

USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					REAR
				FRONT	SIDE	REAR							
Detached Dwelling Units		None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	If adjoining an RS zone, then 25' above average building elevation ----- Otherwise, 30' above average building elevation.	E	A	2.0 per Unit	<ol style="list-style-type: none"> 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Detached, Attached, or Stacked Dwelling Units		If development will isolate low density use, then Process IIB Chapter 152 ----- Otherwise, none	7,200 sq.ft. with at least 3,600 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	<ol style="list-style-type: none"> 1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. Development on the subject property must be designed to minimize view obstruction from the north. 4. May not access directly onto 3rd, 4th, 5th or 6th Streets unless no other access is available. 5. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. 6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 105.
 For details of what may exceed this height limit, see Chapter 105.
 For details regarding required yards, see Chapter 115.

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 7C	Section 60.40.c
-----------------------	--------------------

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			SPECIAL REGULATIONS			
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY				REQUIRED PARKING SPACES
			FRONT	SIDE	REAR							
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 3rd, 4th, 5th or 6th Streets unless no other access is available. Traffic cannot significantly impact any residential neighborhood. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
School or Day Care Center	Process IIB Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' on each side ----- Otherwise, 5', but 2 side yards must equal at least 15'		10'	70%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 3rd, 4th, 5th or 6th Streets unless no other access is available. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

3227B

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 100.
- For details of what may exceed this height limit, see Chapter 100.
- For details regarding required yards, see Chapter 115.

Page

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone PLA 7C	Section 60.40.c
-----------------------	---------------------------

USE ↓	REGULATIONS ↑	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS								
				FRONT	SIDE	REAR						
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling units in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. Development on the subject property must be designed to minimize view obstruction from the north. 4. May not access directly onto 3rd, 4th, 5th or 6th Streets unless no other access is available. 5. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> 1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. Development on the subject property must be designed to minimize view obstruction from the north. 4. May not access directly onto 3rd, 4th, 5th or 6th Streets unless no other access is available. 5. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p style="margin-top: 10px;">3227B</p>

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 109.
 For information of the regulations in this category, see Chapter 115.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.											USE ZONE CHART		Zone PLA 7C	Section 60.40.c
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			REQUIRED YARDS				HEIGHT OF STRUCTURE								
			FRONT	SIDE	REAR										
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 				
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None	None	Will be determined on a case-by-case basis				If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3227B				

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 105.
 For details of what may exceed this height limit, see Chapter 105.
 For details regarding required yards, see Chapter 115.

USE ZONE CHART

Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

Zone	Section
RS	15.10.a

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	CATEGORY		
				FRONT	SIDE	REAR						
Detached Dwelling Unit		None	As established on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RS 35 Zones, the minimum lot size is 35,000 square feet. In RS 12.5 Zones, the minimum lot size is 12,500 square feet. In RS 8.5 Zones, the minimum lot size is 8,500 square feet. In RS 7.2 Zones, the minimum lot size is 7,200 square feet. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. In RS 35, 12.5, 8.5, and 7.2 Zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached Dwelling Unit. This use is only permitted in an RS 5.0 zone.		None <u>Process IIB Chapter 152</u>	5,000 sq ft	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	D	A	1.7 per dwelling unit.	<ol style="list-style-type: none"> Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Non-Commercial Recreation Area or Club House		Process IIA Chapter 150	As established on the Zoning Map. See Special Regulation #1.	20'	5' but 2 side yards must equal at least 15 feet	10'	50%	25' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RS 35 Zones, the minimum lot size is 35,000 square feet. In RS 12.5 Zones, the minimum lot size is 12,500 square feet. In RS 8.5 Zones, the minimum lot size is 8,500 square feet. In RS 7.2 Zones, the minimum lot size is 7,200 square feet. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. May be permitted only if it will not adversely impact any residential area that it does not serve. Must provide pedestrian access from locations served by the area or clubhouse. Location and site design must minimize the need for parking. Hours of operation may be limited to reduce adverse impact on a residential neighborhood. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

ATTACHMENT B
Ordinance No. 2741***

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

Directions:

FIRST, read down to find USE...
THEN, across for REGULATIONS.

USE ZONE CHART

Zone CBD-B	Section 50.15.1
----------------------	--------------------

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
A retail establishment providing new vehicle or boat sales	If the structure exceeds 35' above average building elevation, then Process IIB Chapter 152 Otherwise, none	None	0' See also Spc. Reg. #3	0'	0'	100%	No maximum See also Special Regulation #3	A	E	See Section 16 of this Chapter	<ol style="list-style-type: none"> Vehicle and boat rental and used vehicles or boat sales or service are allowed as part of this use. Vehicle service stations are not permitted in this zone. Drive-in facilities and drive-through facilities are not permitted in this zone. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <u>If the subject property is adjacent to 3rd Avenue, it must have direct vehicular access from Central Way or 1st Street.</u>
Fast Food Restaurant	If the structure exceeds 35' above average building elevation, then Process IIB Chapter 152 Otherwise, none	None	0' See also Spc. Reg. #2	0'	0'	100%	No maximum See also Special Regulation #2	B	E	See Section 16 of this Chapter	<ol style="list-style-type: none"> Drive-in facilities and drive-through facilities are not permitted in this zone. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. Must provide one outdoor waste receptacle for every 8 parking stalls. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <u>If the subject property is adjacent to 3rd Avenue, it must have direct vehicular access from Central Way or 1st Street.</u>
Any Retail establishment, other than those specifically listed in this zone, selling goods or providing services including banking and related financial services	If the structure exceeds 35' above average building elevation, then Process IIB Chapter 152 Otherwise, None	None	0' See also Spc. Reg. #3	0'	0'	100%	No maximum See also Special Regulation #3	B	E	See Section 16 of this Chapter	<ol style="list-style-type: none"> Drive-in facilities and drive-through facilities are not permitted in this zone. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <u>If the subject property is adjacent to 3rd Avenue, it must have direct vehicular access from Central Way or 1st Street.</u>
Private Lodge or Club	If the structure exceeds 35' above average building elevation, then Process IIB Chapter 152 Otherwise, None	None	0' See also Spc. Reg. #3	0'	0'	100%	No maximum See also Special Regulation #3	C	B	See Section 16 of this Chapter	<ol style="list-style-type: none"> Drive-in facilities and drive-through facilities are not permitted in this zone. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>4019B</p>

ATTACHMENT "C"
ORDINANCE 2741

For other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 109.
For information of the regulations in this category, see Chapter 109.
For details of what may exceed this height limit, see Chapter 109.
For details regarding required yards, see Chapter 115.