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.

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 $2/s_T$ day of Jeffenker. 1983 in accordance with the provisions of RCW 35A/12.160 and City of Kirkland Ordinance No. 2600.

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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.		В	See Section 105.25	 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.	acco more chil- 50' If t acco 49's chil- 20' 2: e	chis use commodate 5 students dren, the 50' on each side this use commodate 1 students of dren, the 10' on ach side herwise, ', but 2 side yards ust equal t least 5'	0 or	If adjoining an RS zone, then 125' above average building elevation. Otherwise, 30' above average building elevation.		В	See Section 105.25	 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 Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Development on the subject property must be designed to minimize view obstructuion from the north. May locate on the subject property only 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. 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:
Footr	JOKS							<u> </u>	C	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 115.

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Detached Dwelling Units	None	5,000 sq.ft per unit	201	5', but 2 side yards must equal at least 15'	1	50%	If adjoin- ing an RS zone, then 25' above average building elevation 	E		2.0 per Unit	 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, or Attached, or Stacked Ordinance 2741***	low density use, then Process IIB Chapter 152 Otherwise, none	least 2,400 sq.ft. per unit		5', but 2 side yards must equal at least 15'	1	60%	If adjoin- ing an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	0		1.7 per Unit	 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 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. 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.
Foot	eenoui		L						<u> </u>	•	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 115. For details regarding required yards, see Chapter 115.

	 				
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Public Utility	Process IIA None Chapter 150	20' 20' on 10' 70% each side	If adjoin- A B Se ing an Se	1. If development will result in the isolation of a low density design, and landscaping must mitigate the impact of that is 2. Any structure's horizontal dimension that is parallel to a zone may not exceed 50 feet if any part of that structure we density zone exceeds 15 feet above average building elevation chapter 115 entitled <u>Distance Between Structures Regarding Regulation</u> for further details. 3. Development on the subject property must be designed to min the north. 4. May be permitted only if locating this use in the immediate is necessary to permit effective service to the area or the Refer to Chapter 1 to determine what other provision of this ject property.	within 100 feet of an RS vithin 100 feet of the low in See the Section in Maximum Horizontal Facade nimize view obstructuion from a area of the subject property e City as a whole.
Government Facility	Process IIA None Chapter 150	20' 10' cm each side 10' 70%	ing an Se	1. If development will result in the isolation of a low densit design, and landscaping must mitigate the impact of that is Any structure's horizontal dimension that is parallel to an zone may not exceed 50 feet if any part of that structure we density zone exceeds 15 feet above average building elevation that the continuous content of further details. 3. Development on the subject property must be designed to min the north. 4. May be permitted only if locating this use in the immediate is necessary to permit effective service to the area or the 5. Refer to Chapter 1 to determine what other provision of thi ject property. 3205B	olation. d within 100 feet of an RS within 100 feet of the low on. See the Section in Maximum Horizontal Facade dimize view obstructuion from area of the subject property city as a whole.
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Public Transit Shelter		None	None	None		None		15' above average building elevation		See Spc Reg.	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 I	Park	If one acre or more, then Process III Chapter 150 Otherwise, None			11 be dete case-by-ca			If adjoining an RS zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		В	See Section 105.25	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. 3205B
F	; ; ;	notes		<u> </u>		1-9				Ę.		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 107. For information of the regulations in this category, see Chapter 107. For details of what may exceed this height limit, see Chapter 115.

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Detached Dwelling Units	None	5,000 sq.ft. per unit	201	5', but 2 side yards must equal at least 15'		50%	If adjoin- ing an RS zone or detached dwelling unit in Planned Area 7C then 25' above average building elevation Otherwise, 30' above average building elevation	Ē	A	2.0 per Unit	 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		20	5', but 2 side yards must equal at least 15'	1	÷	If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation	D	A	1.7 per Unit	 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. 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.
Foot	noves)			'	<u> </u>			Ŀ	•	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 115. ——For details regarding required yards, see Chapter 115.

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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 See Special Regulations #1 and #2	Chapter 152	7200 sq.ft.	20' 5', sic mus	but 2 le yards t equal least	10' 80		B 	D	Section 105.25	 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 formual: The maximum number of dwelling units allowed on the subject property - The number of 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.		O' on ach side	20' 70	If ajoin- ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, BO' above average veriding elevation.		В	See Section 105.25	 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.
Foot	denotes		Ĭ		J				9	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 115.

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School or Day Care Center	Process IIA None Chapter 150	accommodate 50 or more students or children, then 50' 50' on 50' each side If this use can accommodate 13 to 49 students or children, then 20' 20' on 10' each side Dtherwise, 20' 5', but 2 side yards must equal at least 15'	ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation Otherwise, 30' above average building elevation.	See Section 105.25	1. If development will result in the isolation of a low doesign, and landscaping must mitigate the impact of the 2. Any structure's horizontal dimension that is parallel zone or detached dwelling unit in Planned Area 7C may that structure within 100 feet of the RS zone or detach 7C exceeds 15 feet above average building elevation. Sentitled Distance Between Structures Regarding Maximum further details. 3. Development on the subject property must be designed to the north. 4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th available. 5. May locate on the subject property only if—a. It will serve the immediate neighborhood in which b. It will not be detrimental to the character of the located. 6. A 6 foot high fence along the side and rear property 17. Hours of operation may be limited to reduce impacts on 8. Structured play areas must be set back from all propert a. 20 feet if this use can accommodate 50 or more stub. 10 feet if this use can accommodate 50 or more stub. 10 feet if this use can accommodate 13 to 49 stude c. Otherwise, 5 feet. 9. An on-site passenger loading area must be provided if it more students or children. 10. May include accessory living facilities for staff person. 11. Refer to Chapter 1 to determine what other provision of ject property. 1. If development will result in the isolation of a low doesign, and landscaping must mitigate the impact of the 2. Any structure's horizontal dimension that is parallel it zone or detached dwelling unit in Planned Area 7C may retaited Distance Between Structures Regarding Maximum further details. 3. Development on the subject property must be designed to the north. 4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th available. 5. May be permitted only if locating this use in the immed is necessary to permit effective service to the area or 6. Refer to Chapter 1 to determine what other provision of ject property.	at isolation. to and within 100 feet of an RS not exceed 50 feet if any part of hed dwelling unit in Planned Area See the Section in Chapter 115 Horizontal Facade Regulation for a minimize view obstructuion from Streets unless no other access is it is located; or e neighborhood in which it is ines is required. nearby residential uses. ty lines as follows: udents or children. ents or children. this use can accommodate 50 or ons. It this Code may apply to the sub- ensity use, site design, building at isolation. To and within 100 feet of an RS not exceed 50 feet if any part of ned dwelling unit in Planned Area See the Section in Chapter 115 Horizontal Facade Regulation for o minimize view obstructuion from Streets unless no other access is diate area of the subject property the City as a whole.
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Government Facility	Process IIA Chapter 150		20'	10' on each side	10'	70%	If adjoin- ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation Otherwise, 30' above average building elevation.	С	В	See Section 105.25	 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 obstructuion 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	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,			l be detecase-by-ca			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.	1	В	See Section 105.25	 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.
Foot	no s)									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 115.

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Detached Dwelling Units	Коле	5,000 sq.ft per unit	. 20*	5', but 2 side yards must equal at least 15'			If adjoin- ing an RS RS zone, then 25' above average building elevation Otherwise, 30' above average building elevation.	E	A	2.0 per Unit	 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	opment will isolate	least 3,600 sq.ft. per unit		5', but 2 side yards must equal at least 15'			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.	}	Ā	1.7 per Unit	 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. 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.
Footi	notes				Ĩ				Ŀ		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 115.

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Church		7,200 sq.ft	20' 20' c each	n 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	В	See Section 105.25	 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		If this u accommoda more stud children, 50' 50' o each If this u accommoda 49 studen children, 20' 20' on each s Otherwi 20' 5', bu side y must e at lea 15'	te 50 or ents or theh n 50' side te 13 to ts or then 10' ide se, t 2 ards qual	70%	If adjoin- ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation 30' above average building elevation.	Đ	В	See Section 105.25	 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 obstructuion 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—
[F00t	nois							Ŀ		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 105. For details regarding required yards, see Chapter 115.

SNOI	Directions: First			ZONE	CHART Zone Section	M _
TSGULAT		REQUIRED YARDS	MAXIMUMS (L. S.		SPECIAL REGULATIONS 60.40	. c
Public Utility	Process IIA Chapter 15C	20' 20' on 10' 70% each side	If adjoin- ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation Otherwise, 30' above average building elevation.	See Section 105.25	 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 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 Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Development on the subject property must be designed to minimize view obstructuion from the north. May not access directly onto 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 propert 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. 	of i -
Government Facility	Process IIA None Chapter 150	20' 10' on a 10' 70%	If adjoin- ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation Otherwise, 30' above average building elevation.	See Section 105.25	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 Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Development on the subject property must be designed to minimize view obstructuion 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 propert 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. 3227B	; ;
Foot	noks				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 115.	9

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Ū _{USE} [V REGULATI	55.8	Mil	REQUIRE		ids S	MAXIMI S S S S S S S S S S S S S S S S S S S	JMS (ANOCAME (ANOCAME)			SPECIAL REGULATIONS	PLA 7C 60.40	1
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation		See Spc. Reg. #2	None	May be permitted only if it will not unreasonably impede traffic safety problems. May install transit route and information signs and marke		te
Public Park	If one acre or more, then Process III Chapter 150 Otherwise,			1 be deter		S	If adjoin- ing an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation 30' above average building elevation.		B	See Section 105.25	1. The design of the park must serve the needs of the area i 2. Refer to Chapter 1 to determine what other provision of t ject property. 3227B	which it is located. This Code may apply to the second of	ub-
Fo	otnote)	1		<u></u>						For other information about parking and parking areas, see Chapte For details of the regulations in this category, see Chapte For information of the regulations in this category, s For details of what may exceed this height limit, For details regarding required yards, see Ch	ee Chapter 5.]@

Directi	ONS: HEN.	, read o	tor HEGULATION	 \$.			l	JSE	ZONE	CHART Zone Section
A COUNTED PROCESS	5,5		REQUIRE	$\overline{}$	IDS /	MAXIME BASE	MS SONS			RS 15.10.a
None	As estab- lished on the Zoning Map. See Special Regulation	20'	5', but 2 side yards	10'	50x	average building	Ł	A	2.0 per dwelling unit.	 Minimum lot size per dwelling unit is as follows: 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.
IIB		20	side yards		50%	25' above average building elevation.			dwelling	 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 log 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 is Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Chapter 150		20'			50≴	25' above average building elevation	C	В	See Section 105.25	1. Minimum lot size per dwelling unit is as follows: a. In RS 35 Zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet. c. In RS 8.5 Zones, the minimum lot size is 8,500 square feet. d. In RS 7.2 Zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet. 2. May be permitted only if it will not adversely impact any residential area that it does not serve. 3. Must provide pedestrian access from locations served by the area or clubhouse. 4. Location and site design must minimize the need for parking. 5. Hours of operation may be limited to reduce adverse impact on a residential neighborhood. 6. Any structure's horizontal dimension that is parallel to and within 100 feet of a low den sity use may not exceed 50 feet if any part of that structure within 100 feet of the lod density use 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. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5390A
VT B 2741***									· • • • • • • • • • • • • • • • • • • •	For other information about parking and parking areas, see Chapter 105. ———————————————————————————————————
	Process IIA Chapter 150 Process IIA Chapter 150 ATTACHMENT B	Nume S,000 sq ft Process IIB Chapter 152 Process IIA As established on the Zoning Map. See Special Regulation #1.	Nune As established on the Zoning Map. See Special Regulation Process IIB Chapter 152 Process IIA As established on the Zoning Map. See Special Regulation #1.	Nune As established on the Zoning Map. See Special Regulation II Process IIB Chapter 152 Process IIA As established on the Zoning Map. See Special Regulation III Seet. Process IIA Chapter 150 ATTACHMENT AS Established on the Zoning Map. See Special Regulation III ATTACHMENT AS Established on the Zoning Map. See Special Regulation III ATTACHMENT AS Established on the Zoning Map. See Special Regulation III ATTACHMENT AS Established on the Zoning Map. See Special Regulation III ATTACHMENT AS Established on the Zoning Map. See Special Regulation III ATTACHMENT AS Established on the Zoning Map. 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(字 原 例 REGULATIONS	REQUIRED SECTION OF THE PROPERTY OF THE PROPER	5,6	···	MUMS REQUIRE	D YAR	7	MAXIMU SE SE S	MS JONES		**************************************		1
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	Е	See Section 16 of this Chapter	 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. If the subject property is adjacent to 3rd Avenue, it must have direct vehicular access from Central Way or 1st Street. 	
Fast Food Restaurant	If the structure exceeds 35' above average building elevation, then Process IIB Chapter 152	None	0' See also Spc. Reg.	0'	0'	100%	No maximum See also Special Regulation #2		E	See Section 16 of this Chapter	 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 receptable for every 8 parking stalls. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If the subject property is adjacent to 3rd Avenue, it must have direct vehicular access from Central Way or 1st Street. 	
Any Retail establishment, other than those speci- fically 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		0' See also Spc. Reg. #3	0'	0*	100%	No maximum See also Special Regulation #3		Е	See Section 16 of this Chapter	 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. If the subject property is adjacent to 3rd Avenue, it must have direct vehicular access from Central Way or 1st Street. 	
Private Club Private ORDINANCE	If the structure exceeds 35' above average building elevation, then Process IIB Chapter 152 Otherwise,		0' See also Spc. Reg. #3	0'	01	100%	No maximum See also Special Regulation #3		В	See Section 16 of this Chapter	 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. 	
27 *	not								Ľ		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 115.	-