

ORDINANCE NO. 2744

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PLANNED AREA 5 AND AMENDING THE TEXT OF THE ZONING CODE, ORDINANCE NO. 2740, AS AMENDED.

WHEREAS, an application for amendments to the Zoning Code was submitted to the Department of Planning and Community Development by Linda J. Mowat and John B. Flynn on December 30, 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 January 6, 1983, at which time the Department of Planning and Community Development was directed to recommend amendments to the Zoning Code regarding Planned Area 5 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 January 27, 1983; and

WHEREAS, potential amendments to the Zoning Code were discussed by the Planning Commission at a study meeting on February 17, 1983; 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 April 7 and May 5, 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-83-1); and

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

WHEREAS, said Environmental Checklist and Final Declaration accompanied the proposed amendments to the Zoning Code and were available to be considered by the Planning Commission and Kirkland City Council during the entire review and consideration process.

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-83-1), attached hereto, are hereby adopted by reference.

Section 2. Sections 60.30.a, 60.30.b., 60.30.c., 60.30.d. and 60.30.e. of the Kirkland Zoning Code, Ordinance No. 2740, as amended, are hereby amended as shown in Attachment "A", attached hereto and incorporated herein.

Section 3. 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 decisions shall not affect the validity of the remaining portions of this Ordinance.

Section 4. 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 on this 16th day of May, 1983.

SIGNED IN AUTHENTICATION THEREOF this 16th day of May, 1983.



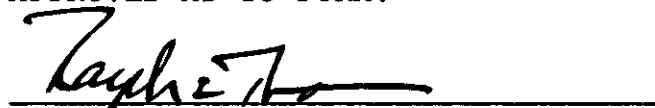
Mayor

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 18th day of May, 1983 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.



Deputy City Clerk

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Attachment "A" - Zoning Code Sections

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

USE ZONE CHART

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|-----------------------|--------------------|
| Zone PLA 5A | Section 60.30.A |
|-----------------------|--------------------|

| USE ↓ | REGULATIONS ↑ | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | MAXIMUMS | | | | SPECIAL REGULATIONS | |
|-------------------------|------------------|---|-----------------------|----------------|---|------|--------------|---------------------------------------|--------------------|---------------|---------------------|--|
| | | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | REQUIRED PARKING SPACES |
| | | | | FRONT | SIDE | REAR | | | | | | |
| Detached Dwelling Units | | If the Development contains more than 3 dwelling units, then Process IIB Chapter 152 Otherwise, None | 5,000 sq.ft. per unit | 20' | 5', but 2 side yards must equal at least 15'. See also Special Regulation #1 | 10' | 50% | 25' 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. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 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 Units | | If the Development contains more than 3 dwelling units, then Chapter IIB Process 152 Otherwise, None | 5,000 sq.ft. per unit | 20' | 5', but 2 side yards must equal at least 15'. See also Special Regulation #1 | 10' | 50% | 25' above average building elevation. | D | A | 1.7 per Unit | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The maximum horizontal facade of any structure is 75 feet. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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. |

ATTACHMENT "A"
ORDINANCE NO. 2744

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 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

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| Zone PLA 5A | Section 60.30.A |
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| REGULATIONS ↓ USE | 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, Attached or Stacked Dwelling Units | Process IIB Chapter 152 | One acre with at least 1,800 sq.ft. per unit. | 20' | 5', but 2 side yards must equal at least 15' | 10' | 60% | 30' above average building elevation. | D | A | 1.7 per Unit | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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. |

The required yard of any structure abutting a lot containing a low density use PLA 5 must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.

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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.

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USE ZONE CHART

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| Zone PLA 5A | Section 60.30.A |
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| USE | REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---------------------------|-------------------------|-------------------------|----------|--|------|------|---|--------------|---------------------|--------------------|---------------|--|---------------------|
| | | | | REQUIRED YARDS | | | | | | | | | |
| | | | | FRONT | SIDE | REAR | | | | | | | |
| Church | Process IIA Chapter 150 | 7,200 sq.ft. | 20' | 20' on each side. See Special Regulation #1 | 20' | 70% | 25' 30' above average building elevation. | C | B | See Section 105.25 | | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The maximum horizontal facade of any structure is 75 feet. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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. | 50' | 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' See Special Regulation #1 | 50' | 70% | 25' 30' above average building elevation. | D | B | See Section 105.25 | | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The maximum horizontal facade of any structure is 75 feet. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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. | |

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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 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

| USE ↓ | REGULATIONS ↑ | USE ZONE CHART | | | | | | | | | | Zone PLA 5A | Section 60.30.A | |
|------------------------|--|---|---|---|------|------|--|---------------------|------------------|--------------------|---|---------------------|---|-------------------------|
| | | Directions: FIRST, read down to find USE... THEN, across for REGULATIONS. | | | | | | | | | | SPECIAL REGULATIONS | | |
| | | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | MAXIMUMS | | | LANDSCAPE CATEGORY | SIGN CATEGORY | | | REQUIRED PARKING SPACES |
| | | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | REAR | | | | | |
| FRONT | SIDE | | | REAR | | | | | | | | | | |
| Public Utility | None | None | 20' | 20' on each side See Special Regulation #1 | 10' | 70% | 25' 30' above average building elevation | A | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The maximum horizontal facade of any structure is 75 feet. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</u> 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 See Special Regulation #1 | 10' | 70% | 25' 30' above average building elevation | C | B | See Section 105.25 | | | | |
| 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 See Special Regulation #1 | | | | 25' 30' above average building elevation | — | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The maximum horizontal facade of any structure is 75 feet. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</u> 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. | | | |
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Footnotes

- For other information about parking and parking areas, see Chapter 105.
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USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5B | Section 60.30.B |
|-----------------------|--------------------|

| 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 | | | | | | |
| Detached Dwelling Units | | None | 5,000 sq.ft. per unit | 20' | 5' but 2 side yards must equal at least 15' See Special Regulation #1 | 10' | 50% | 25' 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. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 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 | | Process IIB Chapter 152 | One acre with at least 1,800 sq.ft. per unit. 7,200 sq.ft. with at least 2,400 sq.ft. per unit | 20' | 5', but 2 side yards must equal at least 15' The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1. | 10' | 60% | If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation. | D | A | 1.7 per Unit | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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. |

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Footnotes

- _____ For other information about parking and parking areas, see Chapter 105.
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USE ZONE CHART

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

| USE | REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | | | SPECIAL REGULATIONS | |
|------------|-------------|-------------------------|---------------------|------|--|--------------|---------------------|---|---------------|---------------------|--|
| | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | REQUIRED PARKING SPACES |
| | | | FRONT | SIDE | REAR | | | | | | |
| Office Use | | Process IIB Chapter 152 | None 7200 sq.ft. | 20' | 5', but 2 side yards must equal at least 15' | 10' | 70% | If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation. | C | D | <p>If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area</p> <p>Otherwise, 1 per each 300 sq.ft. of gross floor area</p> <ol style="list-style-type: none"> 1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. Primary vehicular access must be directly from 6th Street or 4th Avenue. 3.2 The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 4.3 Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 5.4 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6.5 The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. <p style="text-align: center;">3641B</p> |

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Footnotes

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

USE ZONE CHART

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| Zone PLA 5B | Section 60.30.B |
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| REGULATIONS ↓ USE | 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 | | | | | | | |
| Development Containing Stacked or Attached Dwelling units and Office uses. See Special Regulation #1 | Process IIB Chapter 152 | One acre with at least 1,800 sq.ft. per unit. See Special Regulation #6 #5 for the maximum amount of office space allowed. 7,200 sq.ft. with 2,400 sq.ft. per unit. See Special Regulation #6 #5 for the maximum amount of office space allowed. | 20' | 5', but 2 side yards must equal at least 15' | 10' | 70% | If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation. | C | D | See Section 105.25 | <ol style="list-style-type: none"> 1. A veterinary office is not permitted in any development containing dwelling units. 2. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. c.d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 3. Primary vehicular access must be directly from 6th Street or 4th Avenue. 4.3. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 5.4. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 6.5. The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use. 7.6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8.7. 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. 9.8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3641B</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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

0-2774

Zone
PLA-5B

Section
60.30.B

USE ZONE CHART

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

| REGULATIONS ↓ USE | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|----------------------|-------------------------|--------------|----------------|------------------|------|--------------|---|--------------------|---------------|-------------------------|---|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Church | Process IIA Chapter 150 | 7,200 sq.ft. | 20' | 20' on each side | 20' | 70% | If the development contains at least one acre, then 30' above average building elevation Otherwise 20' above average building elevation. | D | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. a Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. |

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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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0-27744

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5B | Section 60.30.B |
|-----------------------|--------------------|

| REGULATIONS ↓ USE | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---------------------------|-------------------------|---------------|---|------|--|--------------|---------------------|--------------------|--|-------------------------|---------------------|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | |
| | | | 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,</p> <p>50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children then,</p> <p>20' 20' on each side 20'</p> <p>Otherwise,</p> <p>20' 5', but 2 side yards must equal at least 15' 10'</p> <p>See also Special Regulation #1</p> | 70% | <p>If the Development contains at least one acre, then 30' above average building elevation.</p> <p>Otherwise, 20' above average building elevation.</p> | C | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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>3641B</p> | | |

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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 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 PLA 5B | Section 60.30.B |
|-----------------------|--------------------|

| USE ↓ | REGULATIONS ↓ | REQUIRED REVIEW PROCESS | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | | LANDSCAPE SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---------------------|-------------------------|-------------------------|----------------|------------------|------|--------------|--|-------------------------|-------------------------|-------------------------|-------------------------|---|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | LANDSCAPE SIGN CATEGORY | REQUIRED PARKING SPACES | | | |
| | | | LOT SIZE | FRONT | SIDE | | | | | | | |
| Public Utility | Process IIA Chapter 150 | None | 20' | 20' on each side | 20' | 70% | | | A | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Any building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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% | Otherwise, 30' above average building elevation. | | C | B | See Section 105.25 | |

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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 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 PLA 5B | Section 60.30.B |
|-----------------------|--------------------|

| REGULATIONS ↓ USE | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|------------------------|---|----------|--|------|------|--------------|---|--------------------|-------------------------|-------------------------|--|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 100% | 15' above average building elevation | — | See Sp. 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, Process IIA Chapter 150 Otherwise, None | None | Will be determined on a case-by-case basis | | | | If the Development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation. | — | B See Section 105.25 | | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 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>3641B</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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5C | Section 60.30.c |
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| 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 | | | | | | |
| Detached Dwelling Units | | Process III Chapter 152 | 5,000 sq.ft per unit | 20' | 5', but 2 side yards must equal at least 15' See Special Regulation #1 #2 | 10' | 50% | 25' 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. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 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. |

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 95.
- _____ For details of what may exceed this height limit, see Chapter 115.
- _____ For details regarding required yards, see Chapter 115.

0-2744

| USE | REGULATIONS | USE ZONE CHART | | | | | | | | | | | Zone | Section |
|--|-------------------------|---|----------|---|--------------|---------------------|---|---|---|--------------------|---|-------------------------|---------------------|---------|
| | | Directions: FIRST, read down to find USE... THEN, across for REGULATIONS. | | | | | | | | | | | PLA 5C | 60.30.c |
| | | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | MAXIMUMS | | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | |
| FRONT | SIDE | | | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | REAR | | | | | | | |
| Detached, Attached or Stacked Dwelling Units | Process IIB Chapter 152 | One acre with at least 1,800 sq.ft. per unit 7,200 sq.ft. with at least 2,400 sq.ft. per unit. | 20' | 5', but 2 side yards must equal at least 15' See Special Regulation #1 #3 and #4 | 10' | 60% | If adjoining a low density zone, then For detached or attached dwelling units, 25' above average building elevation. Otherwise, 30' above average building elevation. For stacked dwelling units, if the development contains at least 1 acre, then the lower of— 6 stories or 60' above average building elevation. Otherwise, 25' above average building elevation. | D | A | 1.7 per Unit | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 2 Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2 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. 4 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. | | | |

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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5C | Section 60.30.c |
|-----------------------|--------------------|

| USE | REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | | SPECIAL REGULATIONS | | | | |
|------------|-------------|-------------------------|---------------------|------|--|--------------|---------------------|--|---------------------|---|---|--|--|
| | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | | | |
| | | | FRONT | SIDE | REAR | | | | | | | | |
| Office Use | | Process IIB Chapter 152 | None 7200 sq.ft. | 20' | 5', but 2 side yards must equal at least 15' See Special Regulation #21 #3 and #4 | 10' | 70% | If adjoining a low density zone, then 25' above If the development contains at least one acre, then the lower of— 6 stories or 60' above average building elevation. Otherwise 30'25' above average building elevation. | C D | If a Medical, Dental or Veterinary Office then, 1 per each 200 sq.ft. of gross floor area Otherwise, 1 per each 300 sq.ft. of gross floor area | 1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 6.2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 7.3. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. | | |

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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZONE CHART

| | |
|----------------|--------------------|
| Zone PLA 5C | Section 60.30.c |
|----------------|--------------------|

| REGULATIONS USE | 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 | | | | | | | |
| LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | | |
| Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation #1 | Process III Chapter 152 | One acre 7,200 sq. ft. with at least 1,800 sq. ft. per unit. 7,200 sq. ft. with at least 2,400 sq. ft. per unit. See Special Regulation #7 for the maximum amount of space allowed. | 20' | 5', but 2' side yards must equal at least 15' See Special Regulation #2, #4 and #5 | 10' | 70% | If adjoining a low density zone, then 25' above If the development contains at least one acre, then the lower of— 6 stories or 60' above average building elevation. Otherwise, 30' 25' above average building elevation. | C | D | See Section 105.25 | <ol style="list-style-type: none"> A veterinary office is not permitted in any development containing dwelling units. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 3. The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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. 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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5C | Section 60.30.c |
|-----------------------|--------------------|

| USE ↓ | REGULATIONS ↓ | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | | | SPECIAL REGULATIONS | | |
|----------|------------------|-------------------------|---------------|----------------|---|----------|--------------|--|--------------------|---------------------|--|-------------------------|
| | | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | | SIGN CATEGORY | REQUIRED PARKING SPACES |
| | | | | FRONT | SIDE | REAR | | | | | | |
| Church | | Process IIA Chapter 150 | 7,200 sq. ft. | 20' | 20' on each side See also Special Regulation #1, #3 and #4 | 20' | 70% | If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation | C B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 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. | |

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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

0-2744

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5C | Section 60.30.c |
|-----------------------|--------------------|

| 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 | LANDSCAPE CATEGORY | SIGN CATEGORY | | | | |
| | | | | 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' 50' on each side</p> <p>If this use can accommodate 13 to 49 students or children, then 20' 20' on each side</p> <p>Otherwise, 20' 5', but 2 side yards must equal at least 15'</p> <p>See also Special Regulation #1, #3 and #4</p> | 70% | <p>If adjoining a low density zone, then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation</p> | D | B | See Section 105.25 | <ol style="list-style-type: none"> 1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. <u>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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.</u> 3. <u>Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.</u> 4. <u>The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.</u> 5. <u>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</u> 6.2. <u>May locate on the subject property only if--</u> <ol style="list-style-type: none"> 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. 7.3. <u>A 6 foot high fence along the side and rear property lines is required.</u> 8.4. <u>Hours of operation may be limited to reduce impacts on nearby residential uses.</u> 9.5. <u>Structured play areas must be set back from all property lines as follows:</u> <ol style="list-style-type: none"> a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 10.6. <u>An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children.</u> 11.7. <u>May include accessory living facilities for staff persons.</u> 12.8. <u>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</u> | | | | |

3657B

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 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**

REGULATIONS
USE

| REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | MAXIMUMS | | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|--|----------|----------------|--|------|--------------|---|---|--------------------|--------------------|-------------------------|
| | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | | | | |
| | | FRONT | SIDE | REAR | | | | | | |
| Public Utility Process IIA Chapter 150 | None | 20' | 20' on each side See Special Regulation #1, #3 and #4 | 10' | 70% | If adjoining a low density use, then 25' above average building elevation | A | B | See Section 105.25 | |
| Government Facility Process IIA Chapter 150 | None | 20' | 10' on each side See Special Regulation #1, #3 and #4 | 10' | 70% | Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation | C | B | See Section 105.25 | |

SPECIAL REGULATIONS

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
 - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
 - b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
 - c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
 - d. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- 6.2. 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.
- 7.3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

3657B

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 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

0-2774

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5C | Section 60.30.c |
|-----------------------|--------------------|

| REGULATIONS ↓ USE | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|------------------------|--|----------|--|------|------|--------------|--|--------------------|-----------------|-------------------------|---|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 100% | 15' above average building elevation | — | See Sp. 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 a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation | — | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. <u>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</u> 2. The design of the park must serve the needs of the area in which it is located. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3657B</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 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

0-27744

USE ZONE CHART

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

| REGULATIONS USE | 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% | 25' 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. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 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 | Process IIB Chapter 152 | One acre 7,200 sq.ft. with at least 1,800 sq.ft. per unit 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% | For Detached, or Attached Dwelling Units, 25' above average building elevation. For Stacked Dwelling Units, if the development contains at least one acre, then the lower of 6 stories or 60' above average building elevation. Otherwise, 25' above average building elevation. | D | A | 1.7 per Unit | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. 2. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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. 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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

0-7/74

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

USE ZONE CHART

| | |
|-----------------------|---------------------------|
| Zone PLA 5D | Section 60.30.D |
|-----------------------|---------------------------|

| REGULATIONS ↓ USE | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
|---|-------------------------|---|----------------|--|------|--------------|---|--------------------|---------------|--------------------|---------------|--|---------------------|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | | | |
| | | | FRONT | SIDE | REAR | | | | | | | | |
| Development Containing Stacked, or Attached Dwelling Units and Office Uses. See Special Regulation #1 | Process III Chapter 152 | One acre with at least 1,800 sq.ft. per unit. 7200 sq.ft. with at least 2400 sq.ft. per unit See Special Regulation #4 #6 for maximum amount of office space allowed. | 20' | 5', but 2 side yards must equal at least 15' | 20' | 70% | If the development contains at least one acre, then the lower of— 6 stories, or 60' above average building elevation. Otherwise, 25' above average building elevation | C | D | See Section 105.25 | | <ol style="list-style-type: none"> 1. A veterinary office is not permitted in any development containing dwelling units. 2. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 3. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. 4. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. 5.3. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 6.4. The gross floor area devoted to office use may not exceed 25% of the gross floor area of the development. In addition, the maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use. 7.5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8.6. 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. 9.7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. | |

3658B

or 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.

Footnotes

0-2744

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5D | Section 60.30.d |
|-----------------------|--------------------|

| REGULATIONS USE | REQUIRED REVIEW PROCESS | MINIMUMS | | | | | | MAXIMUMS | | | | SPECIAL REGULATIONS |
|--------------------|-------------------------|--------------|----------------|--|------|--------------|--|--------------------|---------------|-------------------------|--|---------------------|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | | |
| | | | FRONT | SIDE | REAR | | | | | | | |
| Church | Process IIA Chapter 150 | 7,200 sq.ft. | 20' | 20' on each side See also Special Regulations #1, #2, #3 and #4 | 20' | 70% | If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation. | C | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. 2. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 3. Traffic cannot significantly impact any residential neighborhood. 4. Noise cannot exceed that normally associated with a residential neighborhood. 5. Scale and placement of the structure must be in harmony with the residential setting. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3658B</p> | |

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 95.
- 4. For details of what may exceed this height limit, see Chapter 115.
- 5. For details regarding required yards, see Chapter 115.

0-2744

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5D | Section 60.30.d |
|-----------------------|--------------------|

| 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 | LANDSCAPE CATEGORY | SIGN CATEGORY | | | | |
| | | | | 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' 50' on each side</p> <p>If this use can accommodate 13 to 49 students or children, then 20' 20' on each side</p> <p>Otherwise, 20' 5', but 2 side yards must equal at least 15'</p> <p>See also Special Regulations #1, #3 and #4</p> | 70% | <p>If adjoining a low density zone, then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation.</p> <p>The lower of 6 stories or 60' above average building elevation</p> | D | B | See Section 105.25 | <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use with PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 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. | | | | | |

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 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

0-2744

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5D | Section 60.30.d |
|-----------------------|--------------------|

REGULATIONS
USE

| USE | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | MAXIMUMS | | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES |
|---------------------|-------------------------|----------|----------------|---|------|--------------|---|-----------|--------------------|--------------------|-------------------------|
| | | | REQUIRED YARDS | | | | HEIGHT OF STRUCTURE | STRUCTURE | | | |
| | | | FRONT | SIDE | REAR | | | | | | |
| Public Utility | Process IIA Chapter 150 | None | 20' | 20' on each side <small>See also Special Regulations #1 and #2 #3</small> | 20' | 70% | If adjoining a low density zone, then 25' above average building elevation. | A | B | See Section 105.25 | |
| Government Facility | Process IIA Chapter 150 | None | 20' | 10' on each side <small>See also Special Regulations #1, #3 and #4</small> | 10' | 70% | Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation. | C | B | See Section 105.25 | |

SPECIAL REGULATIONS

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
 - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
 - b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
 - c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
 - d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
 - 4.2. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
 - 5.3. 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.
 - 6.4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 3658B

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 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

0-2777

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

USE ZONE CHART

| | |
|------------------------------|---------------------------|
| Zone PLA-5D | Section 60.30.d |
|------------------------------|---------------------------|

| ↓ 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 | LANDSCAPE CATEGORY | SIGN CATEGORY | | | | |
| | | | FRONT | SIDE | REAR | | | | | | | | |
| Public Transit Shelter | None | None | 0' | 0' | 0' | 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, None | None | Will be determined on a case-by-case basis | | | 100% | If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. The lower of 6 stories or 60' above average building elevation. | - | B See Section 105.25 | | 1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 5. The design of the park must serve the needs of the area in which it is located. 6. 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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

0-2774

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

USE ZONE CHART

| | |
|------------------------|--------------------|
| Zone PLA: 5E | Section 60.30.E |
|------------------------|--------------------|

| REGULATIONS USE | REQUIRED REVIEW PROCESS | MINIMUMS | | | | | | MAXIMUMS | | | | SPECIAL REGULATIONS |
|---|-------------------------|--|----------------|--|------|--------------|---|--------------------|---------------|-------------------------|---|---------------------|
| | | LOT SIZE | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | | |
| | | | 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% | 25' 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 | Process III Chapter 152 | One acre 7,200 sq.ft. with at least 1,800 3,600 sq.ft. per unit 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 the development contains at least one acre, then 30' above average building elevation. Otherwise, 25' above average building elevation. | D | A | 1.7 per 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 lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>3660B</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 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

Page

0-2744

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

USE ZONE CHART

| | |
|-----------------------|--------------------|
| Zone PLA 5E | Section 60.30.E |
|-----------------------|--------------------|

| USE | REGULATIONS | REQUIRED REVIEW PROCESS | MINIMUMS | | | MAXIMUMS | | | | SPECIAL REGULATIONS | |
|---------------------------|-------------------------|-------------------------|--|--|------|---------------------------------------|---------------------------------------|--------------------|--------------------|--|--|
| | | | REQUIRED YARDS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | | REQUIRED PARKING SPACES |
| | | | LOT SIZE | FRONT | SIDE | | | | | | |
| Church | Process IIA Chapter 150 | 7,200 sq.ft. | 20' | 20' on each side | 20' | 70% | 30' above average building elevation. | C | B | See Section 105.25 | <ol style="list-style-type: none"> Traffic cannot significantly impact any residential neighborhood. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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. | <p>If this use can accommodate 50 or more students or children, then</p> <p>50' 50' on each side</p> <hr/> <p>If this use can accommodate 13 to 49 students or children, then</p> <p>20' 20' on each side 10'</p> <hr/> <p>Otherwise, 5', but 2 side yards must equal at least 15'</p> | <p>50' 50' on each side</p> <hr/> <p>20' 20' on each side 10'</p> <hr/> <p>10'</p> | 70% | 30' above average building elevation. | D | B | See Section 105.25 | <ol style="list-style-type: none"> 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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. | |

3660B

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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

0-2744

| REGULATIONS ↓ USE | Directions: FIRST, read down to find USE... THEN, across for REGULATIONS. | | | | | | | | | | | USE ZONE CHART | | | Zone PLA 5E | Section 60.30.E |
|------------------------|---|----------|--|------------------|------|--------------|---------------------------------------|--------------------|------------------|--------------------|--|--|--|--|----------------|--------------------|
| | REQUIRED REVIEW PROCESS | LOT SIZE | MINIMUMS | | | LOT COVERAGE | HEIGHT OF STRUCTURE | MAXIMUMS | | | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | | | | |
| | | | REQUIRED YARDS | | | | | LANDSCAPE CATEGORY | SIGN CATEGORY | | | | | | | |
| | | | FRONT | SIDE | REAR | | | | | | | | | | | |
| Public Utility | Process IIA Chapter 150 | None | 20' | 20' on each side | 10' | 70% | 30' above average building elevation | A | B | See Section 105.25 | <ol style="list-style-type: none"> 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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% | 30' above average building elevation | C | B | See Section 105.25 | | | | | | |
| 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 | | | | 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A 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. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

0-2744