ORDINANCE NO. 2744

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO PLANNED AREA 5 AND AMENDMING 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 $\overline{60.30.e.}$ 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 offició City Clerk

APPROVED AS TO FORM:

City Attorney

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 1876 day of 1983 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

eputy City Clerk

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Detached Dwelling . Units	If the Development contains more than 3 dwelling units, then Process IIE Chapter 152 Otherwise, None	5,000 sq.ft per unit	20'	5', but 2 side yards must equal at least 15'. also Speci	10'	50%	25' above average building elevation	E	A	2.0 per Unit	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. 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 or the easterly extension of that right-of-way will be regulated as a front yard. c. 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. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached Dwelling Units ORDINANCE No. 2744	If the Development contains more than 3 dwelling units, then Chapter IIB Process 152 Otherwise, None A THACHMAN THE THAC		See	5', but 2 side yards must equal at least 15' also Speci		50%	25' above average building elevation		A	1.7 per Unit	 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 or the easterly extension of that right-of-way will be regulated as a front yard. c. 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 borizontal focade 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 PIA 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.
Foot	eefont					-		_ 		1	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 Detached, Attached or Stacked Dwelling Units	Directing and the process in Chapter 152	Minim 20' 5' sing at at ting a ling a li ture explanation each l' ture explanation ex	but 2 10 de yards st equal least least lot contair ow density 5 must be ed 1' for that structure abut coeds 20' werage buil wation. Se ecial Regul	of 60%	MAXIMI 30' above average building elevation.	JMS	JSE SS SS A	ZONE	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. 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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. 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 508 of 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 508 of 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 508 of 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 508 of
0-2744		0	Φ-	•					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. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3628B
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Church	Process IIP Chapter 150	7,200 sq.ft		20' 7 a .	0% 351 30' above average building elevation.	C	See Section 105.2	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of
School or Day Care Center O-2744	Process IIB Chapter 152		If this use accommodate more student children, the 50' 50' on each side accommodate 149 students of children, the 20' 20' on each side Otherwise, 20' 5', but 2 side yard must equat least 15' See Special Regulation	50 or s or	0% 253 30' above average building elevation.		See Section 105.25	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 or the easterly extension of that right-of-way will be regulated as a front yard. c. 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. The maximum horizontal facade of any structure is 75 feet. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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. May locate on the subject property only ifa. 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. 4. A 6 foot high fence along the side and rear property lines is required. 5. Hours of operation may be limited to reduce impacts on nearby residential uses. 6. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 7. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 8. May include accessory living facilities for staff persons. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foot	notes				. [τ_	For details of the regulations in this category, 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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Public Utility	None	None	201	20' on each side See Special Regulation	10'	70%	above average building elevation	^	В	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. 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.
Government Facility	Process IIA Chapter 150			10' on each side See Special Regulation	Ų.	70%	25' 30' above average building elevation	с	В	See Section 105.25	c. 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. The maximum horizontal facade of any structure is 75 feet. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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. 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation		See Spc Rec #2	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		a	11 be deter case-by-car Special Re	e bas	is	251 30' above average building elevation.		В	See Section 105.25	 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: 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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 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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Foot	tnotes								L	,	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 107. For information of the regulations in this category, see Chapter 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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	Detached Dwelling Units		None	5,000 sq.ft per unit	20'	5' but 2 side yards must equal at least 15' See Special Regulation	101	50%	25' above average building elevation	E	A	2.0 per Unit	 For this use, only one dwelling unit may be on each lot regardless of lot size. 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: 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
	Detached, Attached o Stacked Dwelling Units	NC .	Process IIB Chapter 152		any ting ing use must for stru above	structure a lot conta low densi within PIA be increase each 1 that cture exceed average televation.	rd of but- ain- ty 5A ed 1' it ds 20 uild- See	60%	If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation.	Ð	A	1.7 per Unit	 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. a. 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. 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within FIA 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 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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_	office Use	Process IIB Chapter 152		The rany sting a use would for e structabouild See a	5', but 2 side yards must equal at least 15' equired ya tructure at a lot cont. low densi ithin PLA be increas ach 1' tha ture excee- average ing elevat lso Specia aton #2 1	10' ind of thut- ain- ty 5A sd 1' td ds 20'	70%	If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' 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 gravity of the subject property abutting 5th Avenue will be regulated as a gravity of the subject property abutting 5th Avenue will be regulated as a gravity of the subject property is directly from 6th Street or 4th Avenue. 2. Primary vehicular access must be directly from 6th Street or 4th Avenue. 3. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 4. Any structure's horizontal imension that is parallel to and within 100 feet of a lot containing a low density use within PLA Sa exceeds 15 feet above average building alevation. See the Section in Chapter 11s entitled Distance Debueen Structures Regarding Maximum Horizontal Pacade Regulation for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. On 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.
	Foot	tnotes		L						L		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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Dev Cor Sta Att Dwe uni Offi See	velopment ntaining ocked or cached elling its and fice uses. e Special gulation	Process III Chapter 152	3 One acre	The reany string ing a use w must left for e struct above ing e also tion	5', but 2 side yards must equal at least 15' equired ya tructure a a lot cont low densi	rd of but- ain- y 5A ed 1' t ds 20' oild- See	70%	If the development contains at least one acre, ther 30' above average building elevation. Otherwise, 20' above average building elevation.	C	D	See Section 105, 25	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: 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 front 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 6th Street or 4th Avenue. 3. Primary vehicular access must be directly from 6th Street or 4th Avenue. 4.7. 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5e waceds 15 feet above average building elevation. See the Section in Chapter 115 entitled bistance Between Structures Reparding Maximum Borizontal Facade Regulation 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
	Fox	otnotes		Ľ		J			Ĺ	Ĺ	Y	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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	Church	Process IIA Chapter 150	7,200 sq.ft.	The requesting a louse with must be for each structurabove aving elevange.	ach side nired yar acture al tot conta ow densit in PIA increase n 1' that we exceed vation. ecial Re	20' 70% d of ut- in- y A d 1' s 20' iild- See	If the Development contains at least one acre, then 30' above average building elevation Otherwise average building alevation.	D B	Se Se	ee ection 05.25	 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: 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 Avanue will be rogulated 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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	Fog	otnotes		- 							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.

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	School or Day	Process III Chapter 152		studenthen, 50°. If the common studenthen, 20°. Other 20°.	5', but 2 side yards must equal at least 15' lso Specia	ac-more Ldren 50' ac- 49 Ldren 20'	70%	Tf the Development contains at least one acre, ther 30 above average building elevation. Otherwise, 20 above average building elevation.	С	В	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. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Any required as a front the 4th Avenue right-of-way unless primary vehicular access years. Yard. c.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 realignment. 7. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 8. Any structure's borizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located. 5. A 6 foot high Fence along the side and rear property lines is required. 6. Hours of operation may be limited to reduce impacts on nearby residential uses. 7. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 50 or more students or children. c. Otherwise, 5 feet. 8. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 9. May include accessory living facilities for staff persons.
	Foot	ìnotes						<u> </u>				For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. ——For details regarding required yards, see Chapter 115.

	Directions: fir			SE	ZONE	CHART Zone Section
Ûnse □		REQUIRED YARDS & SECOND	UMS P		\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	PLA 5B 60.30.B
Public Utility Government Facility	Process IIA None Chapter 150 Process IIA None Chapter 150	20' 20' cn each side The required yard of any structure abutting a low density use within PLP 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1 20' 10' on 10' each side The required yard of any structure abutting a low density use within PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1 20' above average building elevation. See also Special Regulation #1 20' above average building elevation. See also Special Regulation #1	A	В	See Section 105.25 See Section 105.25	 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: 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 PIA 5A exceeds 15 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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 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.
0-2744						
Foot	tnotes				,	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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1	USE	A STATE OF THE STA	5,8	MII	REQUIRE	D YAR	IDS /	MAXIMI W W W W W W W W W W W W W W W W W W		4.	E 200 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	TOME SECTIONS ZOME SECTIONS SECTION SECTIONS SECTION SECTIO
	Public Transit Shelter	None	None	0'	0'	0'		15' above average building elevation	_ _	See Spc. Reg. #2	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 III Chapter 150 Otherwise, None			ll be dete case-by-ca			If the Development comment com		В	See Section 105.25	 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: 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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 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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	F00	lnotes		Ĺ						L	,	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.

	Direct	ONSE THEN	, read down	to find USE. REGULATION	 S.			ι	JSE	ZONE	СН	IART Zone Section
E C	Q. 8	<i></i>		MUMS REQUIRE	D YARI	os /	MAXIML	JMS Š		\$ 200		PLA 5C 60.30.c
Ûnse ⇔		5,8		30%	A STAN	\\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	MAXIMI E E E E					SPECIAL REGULATIONS
Detached Dwelling Units	Process III Chapter 152	5,000 sq.ft	20' 5 2 y e 1	, but side ards must qual at east 15' e Special gulation	10'	50%	25' above average building elevation	E	A	2.0 per Unit	1. 2. 3. 4.	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: 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. 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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Foo	dnotes		Ľ					Ĺ	L	Y	tor o	ther information about parking and parking areas, see Chapter 105. or 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.

	Detached, Attached or Stacked Dwelling Units	Process IIB Chapter 152	MINI 20° 5 si matata	MUMS REQUIREI ', but 2 ', but 2 'ide yards sust equal t least 'ee Special egulation 1 #3 and	D YARDS	If adjoin ing a low density zone, the For detached or attached dwelling units, 25' above average building elevation for stacked dwelling units, if the development contains at least I acre, then the	UMS STATE OF THE PROPERTY OF T		ZONE	1. 2. 4. 5. 6.2.	SPECIAL REGULATIONS 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Pacade 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 PIA 5A of any structure that exceeds 25 feet above average building elevation. The minimum setback from a lot containing a low density use within PIA 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 PIA 5A. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The subject prope
0-37/./.	Footi	notes				lower of- 6 stories or 60' above average building elevation Otherwise 25' above average building elevation.			<u> </u>	3657B	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. The information about parking and parking areas, see Chapter 105. details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 195. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.





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EIRST, read down to the company of them, across for REGUL	nd USE LATIONS.	USE ZOŅE (CHART	Zone Section
	UIRED YARDS	NS		PLA 5C 60.30.c
	5 / & / J C / X - G /		SPECIAL REGULATIONS	
Office Use Process IIB None Chapter 152 7200 sq.ft. Process IIB None (The process IIB of the process IIB of the process IIB (The process IIB of the process IIB of	ards density sone, then a development con-	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 the alignment of that right-of-way to 10th Street, the a. The City may require the applicant to dedicate and in Public Improvements Master Plan adopted by the City b. Any required yard of the subject property abutting the regulated as a front yard. c. Any required yard of the subject property abutting the regulated as a front yard. d. Service and parking areas must, to the maximum extent or intented away from the 4th Avenue right-of-way unless the subject property is directly from that right-of-Any structure's horizontal dimension that is parallel the containing a low density use within PTA 5A may not exceeds 15 feet above average building elevation. See entitled Distance Between Structures Regarding Maximum for further details. 3. Any portion of a structure that exceeds 30 feet above a be set back from the front property line one foot for each of the structure exceeds 30 feet above average building that structure as measured on the side of the structure at low density use within PTA 5A. The City may limit access points onto 6th Street and reand right-of-way realignment. 6.2. Refer to Chapter I to determine what other provision of subject property. 7.3. The following regulations apply to veterinary offices of an May only treat small animals on the subject property b. Outside runs and other outside facilities for the arc. Site must be designed so that noise from this use wis subject property. A certification to this effect, sendinger, must be submitted with the development per subject property.	following regulations apply: improve land as shown in the for this area. the 4th Avenue right—of—way will both Avenue will be regulated as not possible, be located and as primary vehicular access to way. To and within 100 feet of a lot led 75 feet if any part of that lensity use within PIA 5A the Section in Chapter 115 Horizontal Facade Regulation average building elevation must lach one foot that the portion a elevation. The section is twice the height of a closest to the lot containing equire traffic control devices this Code may apply to the ling in the section of the signed by an Acoustical
0-2744				
+		الم الملي	ne other information shout parking and enabling areas can the	nter 105
Footnotes	. [Fo	or other information about parking and parking areas, see Cha —For details of the regulations in this category, see Chapt. —For information of the regulations in this category, —For details of what may exceed this height limit —For details regarding required yards, see C	er 100. see Chapter 95. , see Chapter 115.

 USE	TREGULATIONS REGULATIONS REGULATIONS REGULATIONS REGULATIONS REGULATIONS	CIOMSB FIRST	REQU			MAXIMU SE SE S	110		7 7	CHART ZOMO 60.30.c	- 1
Developms Containing Stacked of Attached Dwelling Units and Office Us See Spect Regulation	chapter 1		must e at lea 15' See Sp Regula #2, #4 #5	ards qual st ecial tion	70%	If adjoining a low density zone, ther 25' above If the development contains at least one acre, there the lower of 6 stories or 60' above average building elevation. Otherwise, 30'25' above average building elevation.		D	See Section 105.25	1. A veterinary office is not permitted in any development containing deelling 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: a. The City may required 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 or iented 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 locationing 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 101 feet of the lot containing a low density use within 102 feet of the lot containing a low density use within 103 feet of the lot containing a low density use within 104 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 Norizontal Facade Regulation for further details. 4. Any portion of a structure that 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 35 feet above average building elevation. 5. The minimum setback from a lot containing a low density use within PLA 5a of any structure that exceeds 35 feet above average building elevation is twice the height of the structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5a of any struct	ll s tit of q
F	estontoc				,				1	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.	3)





SNO	Directions: THEN	F, read down to find USE , across for REGULATIONS.	US	E ZONE CHA	RT	Zone Section
G SS PREGULATIONS		MINIMUMS REQUIRED YARD	MAXIMUMS S & S S S S S S S S S S S S S S S S S		CDECIAL DECILIATIONS	PLA 5C
Church 0-2744	Process IIA 7,200 sq.ft.		70% If adjoining a low density some, there is average building elevation. Otherwise 30° above average building elevation. The lower of 6 stories or 60° above average building elevation elevation elevation elevation.	See Section 105.25 2. 4. 5. 6.2. 7.3. 8.4. 9.5. 1	SPECIAL REGULATIONS If the subject property abuts the 4th Avenue right-of-way the alignment of that right-of-way to 10th Street, the fear the active may require the applicant to dedicate and in Public Improvements Master Plan adopted by the City is the Name of the subject property abutting the will be regulated as a front yard. C. Any required yard of the subject property abutting the will be regulated as a front yard. C. Any required yard of the subject property abutting the subject property is directly from that right-of-way unless the subject property is directly from that right-of-way structure's horizontal dimension that is parallel to containing a low density use within PIA 5A may not exceed structure within 100 feet of the lot containing a low density use within PIA 5A may not exceed structure within 100 feet of the lot containing a low density use acceeds 15 feet above average building elevation. See the entitled Distance Between Structures Regarding Maximum Refor further details. Ray portion of a structure that exceeds 30 feet above average between the front property line one foot for early the structure exceeds 30 feet above average building elevated that structure are measured on the side of the structure of a low density use within PIA 5A. The City may limit access points onto 6th Street and regard right-of-way realignment. Traffic cannot significantly impact any residential neighnoise cannot exceed that normally associated with a residence of the structure of	prove land as shown in the for this area. The 4th Avenue right-of-way the Avenue will be regulated as a possible, be located and a primary vehicular access to way. The feet if any part of that the part of that the portion of the part of the par
Foot	notes		. [For	details of the regulations in this category, see Chapter For information of the regulations in this category, se For details of what may exceed this height limit, For details regarding required yards, see Cha	e Chapter 95. see Chapter 115.



S	Directi	ONSE FIRST,	read down to	o find USE				ISF	ZONE	CHART Tana legation	
G Final Pieculation	PER SERVICE SE	5 6	MINIM	ums Equired y	ARDS /	MAXIMI W W W W W W W W W W W W W W W W W W			7 7		D
	Process IIB Chapter 152	7,200 sq.ft.	If this accommoder the street of the stude of the street o	date 13 to ents or n, then on 10' n side wise, but 2 10' e yards equal least so Special cion #1	70%	If adjoining a low density zone, then 251 above average building elevation. Otherwise, 301 above average building elevation for above average building elevation	D	В	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. 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 and a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard and rear yard and the property is directly from that right-of-way. 2. Any structure's force yet is directly from that right-of-way. 2. Any structure's force yet is directly from that right-of-way. 2. Any structure's force yet is directly from that right-of-way. 3. Any structure's force yet is we within PA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PA 5A exceeds 15 feet above average building elevation. 3. Any portion of a structure that exceeds 30 feet above average building elevation of further details. 3. Any portion of a structure that exceeds 30 feet above average building elevation of the structure exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PIA 5A. 5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 6.2 May locate on the subject property only if— a. It will not be detrimental to the character of the 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. A footh high fence along the side and rear property lines is required. 8.4 Hours of operation may be limited to reduce impacts on nearby residential uses. 9.5 Structured play areas must be set back from	5
Foot	notes							L		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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IJ use	\$\frac{1}{2} \text{REGULATIONS}	1	5 5 Kg		NIMUMS REQUIRE		RDS	MAXIMU W W W W W W W W W W W W W W W W W W W			7 7	PLA 5C	Section _
Public Utility	,	Process IIA Chapter 150	None	201	20° on each side See Specia Regulation #3 and #4	10'	70%	tradjoining a low density use, then 25' above average building elevation	A	B	Section 105.25	SPECIAL REGULATIONS 1. If the subject property abuts the 4th Avenue right—of—way or the easter the alignment of that right—of—way to 10th Street, the following regula a. The City may require the applicant to dedicate and improve land as s Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue ribe regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be a rear yard. d. Service and parking area must, to the maximum extent receible, be less	tions apply: hown in the ght-of-way will e regulated as
Governm Facility		Process IIA Chapter 150		201	10' on each side See Specia Regulation #3 and #4	a !	70%	Otherwise, 301 above average building elevation. The lower of 6 stories of 60' above average building elevation	- -	В	See Section 105.25	d. Service and parking area must, to the maximum extent possible, be lo oriented away from the 4th Avenue right-of-way unless primary vehicus the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 containing a low density use within PIA 5A may not exceed 5f feet if any structure within 100 feet of the lot containing a low density use within exceeds 15 feet above average building elevation. See the Section in Centitled Distance Between Structures Regarding Maximum Horizontal Facad for further details. 3. Any portion of a structure that exceeds 30 feet above average building the set back from the front property line one foot for each one foot that of the structure exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PIA 5 structure that exceeds 25 feet above average building elevation is twice that structure as measured on the side of the structure closest to the a low density use within PIA 5A. The City may limit access points onto 6th Street and require traffic cor and right-of-way realignment. 6.2. May be permitted only if locating this use in the immediate area of the property is necessary to permit effective service to the area or the Cit 7.3. Refer to Chapter 1 to determine what other provision of this Code may as subject property.	feet of a lot y part of that n PLA 5A hapter 115 e Regulation elevation must t the portion 5A of any e the height of lot containing ntrol devices subject
7	Foo(notes		Ĺ						Ĺ		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.	Page





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ONS	Direct	ONS8 THEN	T. read do I, across f	own to find USE. or REGULATIONS	s.			\	JSE	ZONE	CHART Zone Section
Public Transit Shelter	None	5 6 None	O'	REQUIRES	O YAF	100%	MAXIMU 15' above average building elevation	MS SULVEY -	See Spc. Reg.	Rone	SPECIAL REGULATIONS 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 III Chapter 150 Otherwise, None			L1 be determined by the control of t			If adjoin- ing a lew density zone, then 25' shove average building elevation. The lower of 6 stories or 60' above average building elevation.		В	See Section 105,25	 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: 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 criented 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. 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.
			•					·		9	or other information about marking and parking areas, see Chapter 105
 Foo(lnotes		L.								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.

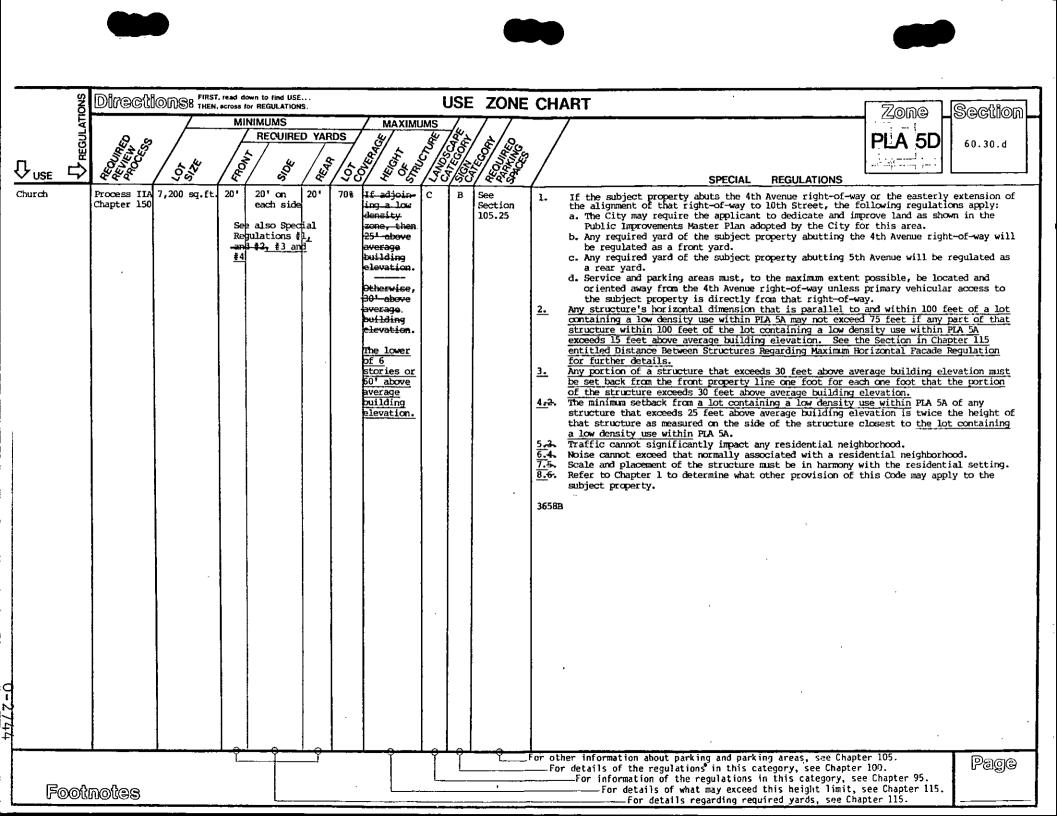






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		<u>§</u>		ONSE THEM,	read d	er REGULATION	s.			l	JSE	ZONE	Ξ (CHART Zone Section
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j	Juse	4 REGULATIONS	PROUPE PROFE PROFE ESS	5 & .		REQUIRE	VAR	<u> </u>	MAXIMI B B B B B B B B B B B B B B B B B B				?	PLA 5D 60.30.d
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	Detached welling Units Detached wittached stacked welling Units		None Process IIB	5,000 sq.ft. per Unit	20 '	5', but 2 side yards must equal at least 15' also Speculations # i #4 5', but 2 side yards must equal at least 15' also Speculation # i and # i #4	ial	50% 60%	For Detached, or Attached Dwelling elevation. For Stacked Dwelling 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.	E	, А	2.0 per Unit 1.7 per Unit	3 4 1 2 3 4 5 6	1. Por this use, only one shelling unit may be on each lot regardless of lot size. 12. 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. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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 unless primary vehicular access to the subject property is directly from that right-of-way unless primary vehicular access to the subject property is directly from that right-of-way un
	E	asoly.	notes		Ľ			,			L		For	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.
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1	SECULATIONS	A SECTION OF THE SECT		MINIMUMS		MAXIM By So y So	UMS A SECOND		**************************************		SPECIAL REGULATIONS	PLA 5D	60.30.D
	Development Containing Stacked, or Attached Dwelling Units and Diffice Uses. Gee Special Regulation	Process IIE Chapter 152	One acre	20' 5', but side yar must equat least 15' See also Spregulation and #3 #4 #5	2 20' 70 ds al	OR 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 elevation	c	ו"	Section 105.25	3. 4. 5.3. 6.4. 7.5. 8.6.	A veterinary office is not permitted in any development of the subject property abuts the 4th Avenue right-of-way the alignment of that right-of-way to 10th Street, the fo a. The City may require the applicant to dedicate and imp Public Improvements Master Plan adopted by the City fo b. Any required yard of the subject property abutting the be regulated as a front yard. c. Any required yard of the subject property abutting 5th a rear yard. d. Service and parking areas must, to the maximum extent oriented away from the 4th Avenue right-of-way unless the subject property is directly from that right-of-way any structure's horizontal dimension that is parallel to containing a low density use within PIA 5A may not exceed structure within 100 feet of the lot containing a low density use within PIA 5A may not exceed structure within 100 feet of the lot containing a low density in the property line one foot for each of for further details. Any portion of a structure that exceeds 30 feet above avenue be set back from the front property line one foot for each of the structure exceeds 30 feet above average building elevant that exceeds 25 feet above average building elevant that exceeds 25 feet above average building elevant that exceeds 30 feet above av	or the easter llowing regular reverse land as sir this area. 4th Avenue will be possible, be loprimary vehiculy. The section in Christophal Facade rage building the one foot that levation is twice losest to the land the section in Christophal Facade levation. Se within PLA Section is twice losest to the land the section is contains six or much having a lery contains 30 cm more pieces enhis Code may applied the section is code may applied the section in the section is code may applied the section in the section is code may applied the section in the section in the section is code may applied the section in the section in the section is code may applied the section in the section in the section is code may applied the section in the section in the section in the section is code may applied the section in the section	ly extension of cions apply: nown in the sht-of-way will a regulated as exated and lar access to feet of a lot part of that PIA 5A papter 115 a Regulation selevation must the portion of a feet area area for the number area area for the number and units excessory uses, an open space for units, each having a sply to the
	Foot	lnoles								For	details of the regulations in this category, see Chapter —For information of the regulations in this category, see ——For details of what may exceed this height limit, s ——For details regarding required yards, see Chap	100. Chapter 95. ee Chapter 115.	Page

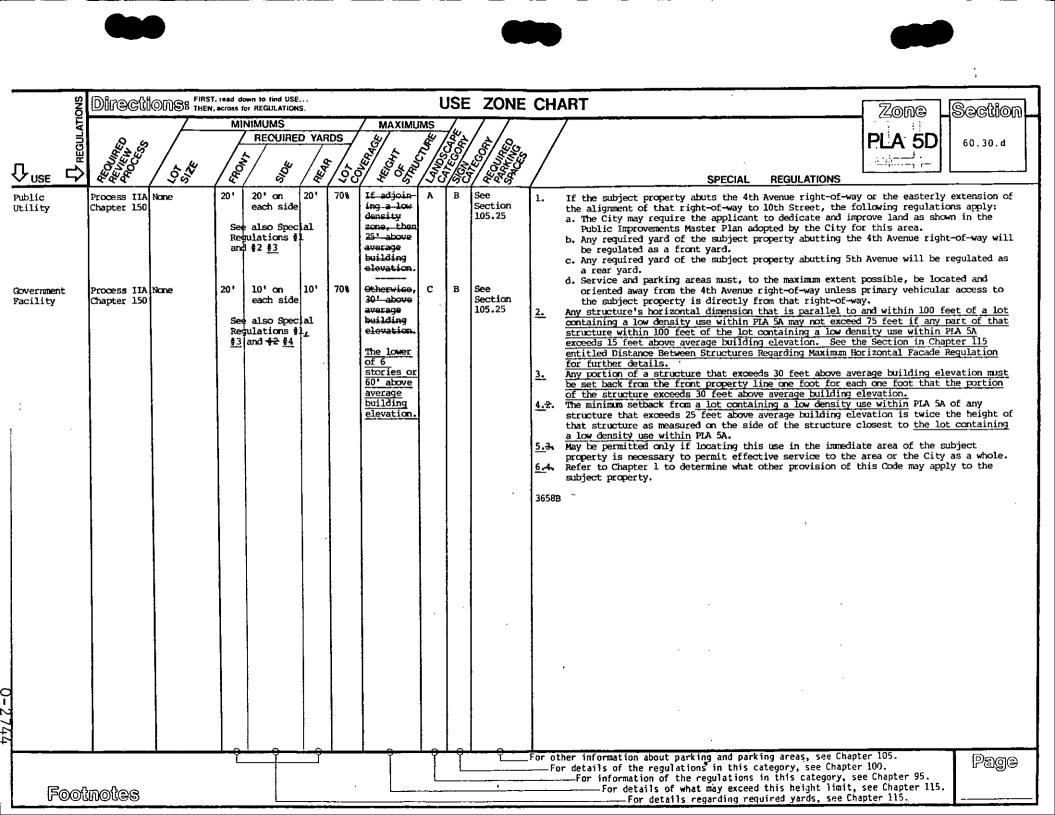








Si Si	DIFECTIONS: FIRST, read down to find USE THEN, across for REGULATIONS.	USE	ZONE CHART	Zone Section
Ā	MINIMUMS	/ MAXIMUMS /,		
	REQUIRED YARDS	MAXIMUMS WAS SEED OF S	SPECIAL REGULATION	PLA: 5D 60.30.4
School or Day Care Center	Process IIB 7,200 sq.ft. If this use can accommodate 50 or more students or children, then 50' 50' on each side If this use can accommodate 13 to 49 students or children, then 20' 20' on each side Otherwise, 20' 5', but 2 10' side yards must equal at least 15' See also Special Regulations \$\frac{1}{2}\$! \$\frac{1}{2}\$ and \$\frac{1}{2}\$! \$\frac{1}{2}\$ \$\frac{1}{2	If-adjoin- D B S ing a low S	1. If the subject property abuts the 4th Avenue right section 105.25 1. The City may require the applicant to dedicate Public Improvements Master Plan adopted by the b. Any required yard of the subject property abut be regulated as a front yard. 1. Any required yard of the subject property abut a rear yard. 2. Any required yard of the subject property abut a rear yard. 3. Service and parking areas must, to the maximum oriented away from the 4th Avenue right-of-way the subject property is directly from that right and the subject property is directly from that right and the subject property is directly from that right and the subject property is directly from that right and the subject property is directly from that right and the subject property is directly from that right and the subject property is directly from that right and the subject property is directly from that right and the subject property line one foot of the structure within 100 feet of the lot containing a low do structure that exceeds 30 feet above average built that structure as measured on the side of the structure that exceeds 25 feet above average built that structure as measured on the side of the structure as measured on the side and rear prope as low density use within PTA 5a. 5.3. May locate on the subject property only if— a. It will serve the immediate neighborhood in where the subject property areas must be set back from all part and the subject property of the subject property of the subject property. 5.4. A 6 foot high fence along the side and rear prope b. 10 feet if this use can accommodate 50 or more b. 10 feet if this use can accommodate 50 or more b. 10 feet if this use can accommodate 13 to 49 s. C. Otherwise, 5 feet. 9.5. An on-site passenger loading area must be provide more students or children. 10.8. May include accessory living facilities for staff life.	, the following regulations apply: and improve land as shown in the City for this area. ting the 4th Avenue right—of—way will ting 5th Avenue will be regulated as extent possible, be located and unless primary vehicular access to ht—of—way. It is not better that the content of the exceed 75 feet if any part of that low density use within PIA 5A. See the Section in Chapter 115 ximum Horizontal Facade Regulation betwee average building elevation must for each one foot that the portion ilding elevation is twice the height of acture closest to the lot containing lich it is located; or the neighborhood in which it is required. Its on nearby residential uses. Toperty lines as follows: students or children. It is use can accommodate 50 or persons. In this use can accommodate 50 or persons. In this use can accommodate 50 or persons. In this code may apply to the
Foot	notes		For other information about parking and parking areas, see ——For details of the regulations in this category, see ——For information of the regulations in this categ '——For details of what may exceed this height ——For details regarding required yards,	Chapter 100. ory, see Chapter 95. limit. see Chapter 115.







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Public	None	None	0'	0'	0'	100%	12. apove	_	See	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create
Transit Shelter							average building elevation		Spc. Reg. #2	 	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		1 be determanded by case			If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation. The lower of 6 or less or 60' above average building elevation.		В	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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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 PIA 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 PIA 5A. 7. The design of the park must serve the needs of the area in which it is located. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foot	lnotes							Ĺ	Ĺ	<u> </u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 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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Ç S M BEGULATIONS	# 15 M	56	MI	NIMUMS REQUIRE	D YAR	DS /	MAXIMI W SE	IMS Jay John S			!!
Detached Dwelling Units	None	5,000 sq.ft per unit	. 20'	5', but 2 side yards must equal at least 15'	10'		25' above average building elevation.	E	A	2.0 per Unit	 For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached, or Stacked Dwelling Units	Process III Chapter 152		<u>.</u>	5', but 2 side yards must equal at least 15'		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	1. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities ansociated with this use. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA SA may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA SA exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Morizontal Facade Regulation for further details. 3. Primary wehicular 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 pleces 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. 5.3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foot	notes		Ĺ					Ĺ			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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V USE	660	1 38	/ E	/ &	<u> </u>	<u>/ ೪८</u>	7 × 05	120	1/50	र् इंड्रेड्	SPECIAL REGULATIONS
Church	Process IIA Chapter 150	7,200 sq.ft	201	20' on each side	201	70%	301 above average building elevation.	С	В	See Section 105.25	 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 PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 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.	och 50' If acce 49 chi 20'	this use of commodate 5 re students ildren, the 50' on each side this use cammodate 13 students or ldren, then 20' on each side otherwise, 5', but 2 side yards must equal at least 15'	0 or or 50'	70%	30' above average building elevation.	Ð	В	See Section 105.25	1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation or further details. 3. Primary vehicular access must be directly from 2nd Street unless this is not possible. 4.2: A 6 foot high fence along the side and rear property lines is required. 5.3. Bours of operation may be limited to reduce impacts on nearby residential uses. 6.4. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 7.5. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 8.6. May include accessory living facilities for staff persons. 9.7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foot	notes										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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	П	REGULATION				NIMUMS REQUIRE	D YAF	RDS	MAXIMI W W W W W W W W W W W W W W W W W W	21.61	$\overline{}$	ZONI	CH	PLA: 5E. 60.30.E
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	Public Utility		Process III Chapter 150	None	201	20' on each side	10'	70%	30' above average building elevation	A	В	See Section 105.25	1. 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that
	Governme Facility		Process III Chapter 150		201	10'on each side	10'	70%	30' above average building elevation		В	See Section 105.25	3. 4.2.	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.
I	Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation		See Spc. Reg. #2		1.	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 Pa	ark	If one acre or more, then Process ILA Chapter 150 Otherwise, None			11 be deter case by-cas			30° above average building elevation		В	See Section 105,25	1. 2. 3. 4:2.	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.
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	Foolinoles										_For ot Fo	her information about parking and parking areas, see Chapter 105. r 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.		