

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.



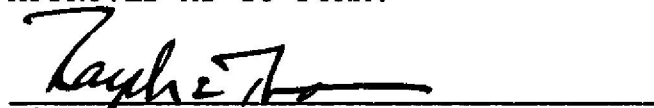
Mayor

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

4218B

-2-

Attachment "A" - Zoning Code Sections

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

USE ZONE CHART

Zone PLA 5A	Section 60.30.A
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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

Zone PLA 5A	Section 60.30.A
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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						
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.

0-2744

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

USE ZONE CHART

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	10'	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. 	

O-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

Zone PLA 5A	Section 60.30.A
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USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
LOT SIZE		FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REAR	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
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 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. 	
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	<ol style="list-style-type: none"> 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 be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	—	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis 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 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. 	

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.

Footnotes

0-2744

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

USE ZONE CHART

Zone PLA 5B	Section 60.30.B
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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		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.

0-27747

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
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE				
			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	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	<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. 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. 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>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.
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 For details of what may exceed this height limit, see Chapter 115.
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Page

0-2744

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

USE ZONE CHART

Zone PLA 5B	Section 60.30.B
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			SPECIAL REGULATIONS	
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			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 style="margin-top: 10px;">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.
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0-2744

Zone
PLA-5B

Section
60.30.B

USE ZONE CHART

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

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

Page

0-27744

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

USE ZONE CHART

Zone PLA 5B	Section 60.30.8
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			SPECIAL REGULATIONS	
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			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>		

0-2744

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
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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				
		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%		C	B	See Section 105.25	

0-2744

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

Zone PLA 5B	Section 60.30.B
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS				HEIGHT OF STRUCTURE	STRUCTURE				
			FRONT	SIDE	REAR							
Public Transit Shelter		None	None	0'	0'	0'	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, 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.

7776-0

Zone
PLA 5C

Section
60.30.c

USE ZONE CHART

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

REGULATIONS ↓ USE	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	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.

0-2774

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				SPECIAL REGULATIONS		
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY		SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
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' 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	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.

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

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	<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. 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: <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. 	

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
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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							
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 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. 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. 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. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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.

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.

Footnotes

0-2774

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						
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"> 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. 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. Traffic cannot significantly impact any residential neighborhood. 7.3. Noise cannot exceed that normally associated with a residential neighborhood. 8.4. Scale and placement of the structure must be in harmony with the residential setting. 9.5. 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
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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 11B 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. 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 locate on the subject property only if-- <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. A 6 foot 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 all property lines as follows: <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. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 11.7. May include accessory living facilities for staff persons. 12.8. 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.

Footnotes

0-277A

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

USE ZONE CHART

REGULATIONS
USE

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							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side See Special Regulation #3 and #4	10'	10'	70%	If adjoining a low density use, then 25' above average building elevation	A	B	See Section 105.25	<p>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:</p> <p>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.</p> <p>b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</p> <p>c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</p> <p>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.</p> <p>7.3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>
Government Facility	Process IIA Chapter 150	None	20'	10' on each side See Special Regulation #3 and #4	10'	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	

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
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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							
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	None	<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.

0-2774

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

USE ZONE CHART

Zone PLA 5D	Section 60.30.d
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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 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.

3658B

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.

Footnotes

0-2/144

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

USE ZONE CHART

Zone PLA 5D	Section 60.30.D
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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				
		LOT SIZE	FRONT	SIDE							
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' See also Special Regulation #2 and #3, #4 and #5	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"> 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 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. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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.
										3658B	

Footnotes

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

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			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		LOT SIZE	FRONT	SIDE							
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 50' 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.

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.

Footnotes

Page

0-2744

Zone
PLA 5D

Section
60.30.d

USE ZONE CHART

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS							
				FRONT	SIDE	REAR					
School or Day Care Center	Process 11B 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
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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							
Public Utility		Process IIA Chapter 150	None	20'	20' on each side See also Special Regulations #1 and #2 #3	20'	70%	If adjoining a low density zone, then 25' above average building elevation.	A	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. 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.	
Government Facility		Process IIA Chapter 150	None	20'	10' on each side See also Special Regulations #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	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.	

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.

Footnotes

0-2777

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

USE ZONE CHART

Zone PLA-5D	Section 60.30.d
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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	STRUCTURE				
			FRONT	SIDE	REAR							
Public Transit Shelter	None	None	0'	0'	0'	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				<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>	—	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 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> 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 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. 	

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.

0-2744

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

USE ZONE CHART

Zone PLA 5E	Section 60.30.E
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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
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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	20'	70%	30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> 1. Traffic cannot significantly impact any residential neighborhood. 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. Primary vehicular access must be directly from 2nd Street unless this is not possible. 4.2. Noise cannot exceed that normally associated with a residential neighborhood. 5.3. Scale and placement of the structure must be in harmony with the residential setting. 6.4. 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>	20'	70%	30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> 1. May locate on the subject property only if-- <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. 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. 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. Hours 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: <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. 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. 			

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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.

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.
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0-2744