## ORDINANCE NO. 2744

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

WHEREAS, an application for amendments to the Zoning Code was submitted to the Department of Planning and Community Development by Linda J. Mowat and John B. Flynn on December 30, 1982; and

WHEREAS, pursuant to Section 160.25 of the Kirkland Zoning Code, Ordinance 2740, as amended, the application was considered by the Kirkland Planning Commission at a meeting on January 6, 1983, at which time the Department of Planning and Community Development was directed to recommend amendments to the Zoning Code regarding Planned Area 5 for consideration at a public hearing; and

WHEREAS, a public meeting to discuss potential amendments to the Zoning Code was held by the Department of Planning and Community Development on January 27, 1983; and

WHEREAS, potential amendments to the Zoning Code were discussed by the Planning Commission at a study meeting on February 17, 1983; and

WHEREAS, proposed amendments to the Zoning Code were prepared by the Department of Planning and Community Development and such amendments were considered by the Kirkland Planning Commission at public hearings on April 7 and May 5, 1983; and

WHEREAS, the Kirkland Planning Commission has transmitted to the Kirkland City Council recommended amendments to the Zoning Code as set forth in its advisory report (File IV-83-1); and

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

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

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

Section 1. The Findings, Conclusions and Attachments contained in the Planning Commission's Advisory Report (File No. IV-83-1), attached hereto, are hereby adopted by reference.

Section 2. Sections 60.30.a, 60.30.b., 60.30.c., 60.30.d. and 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.

<u>Section 3.</u> 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.

<u>Section 4.</u> 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.

TTEST:

Director of Administration and Finance ex officio City Clerk

APPROVED AS TO FORM:

City Attorney

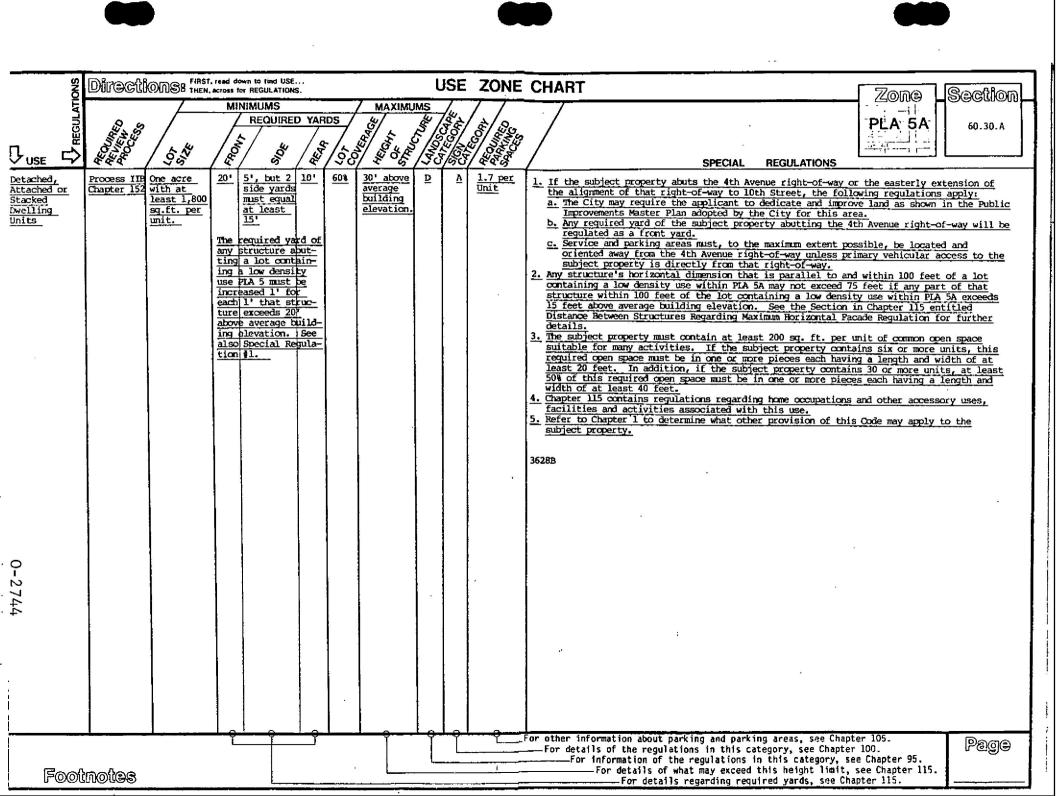
I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 1874 day of 1983 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

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Attachment "A" - Zoning Code Sections

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SNO	Directl	ONSE THEN,	read de across f	or REGULATION	s.			L	JSE	ZONE	CHART Zone Section
	PECUNE PECUNE PROTECT	107	Milling		D YAF		MAXIMI	Lande W	14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	A CONTRACTOR	SPECIAL REGULATIONS
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		5', but 2 side yards must equal at least 15'. also Speci ulation #1		50%	25' above average building elevation.	Ē	A	2.0 per Unit	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>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:         <ul> <li>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.</li> <li>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.</li> <li>Service and parking areas must, to the maximum extent possible, be located and ori- ented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ul> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property.</li> </ol>
Z	If the Development contains more than 3 dwelling units, then Chapter IIB Process 152 Otherwise, None		See	5', but 2 side yards must equal at least 15' also Speci ulation \$1		50%	25' above average building elevation.	D	A	1.7 per Unit	<ol> <li>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:         <ul> <li>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.</li> <li>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.</li> <li>Service and parking areas must, to the maximum extent possible, be located and ori- ented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ul> </li> <li>The maximum-horizontal facede of any structure is 75 feet.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximu Rorizontal Facade Regulation for further details.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property.</li> </ol>
			L	<u> </u>	<u> </u>		l	╘┯┙	l		For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. Page
Foot	notes					-					For details of the regulations in this category, see Chapter 95. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.



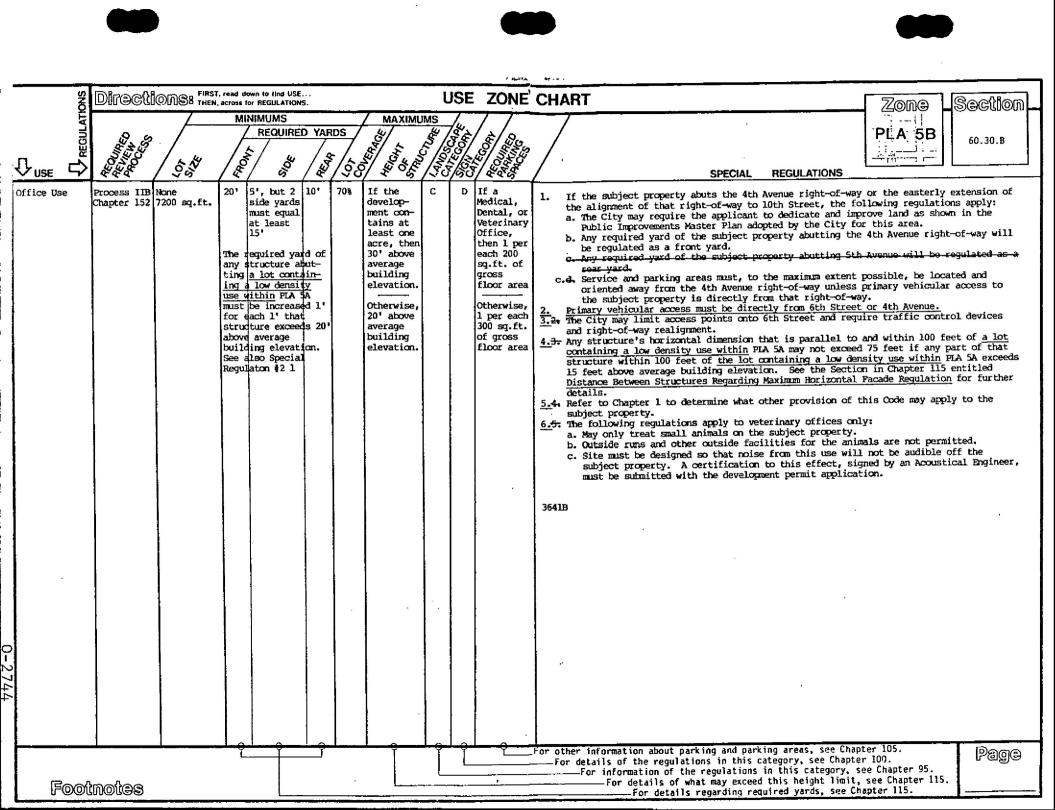
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Church	Process IIA 7 Chapter 150	,200 sq.ft	20' ON each side See Special Regulation #	20' 70%	JJ 30' above average building elevation.	с	В	See Section 105.25	<ol> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:         <ul> <li>The City may require the applicant to dedicate and inprove land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>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.</li> <li>Service and parking areas must, to the maximum extent possible, be located and ori- ented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ul> </li> <li>The maximum horizontal facade of any structure is 75 feet.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>Traffic cannot significantly impact any residential neighborhood.</li> <li>Noise cannot exceed that normally associated with a residential neighborhood.</li> <li>Scale and placement of the structure must be in harmony with the residential setting.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property.</li> </ol>
	Process IIB 7 Chapter 152	5	If this use c accommodate 5 more students children, the 50' on each side If this use ca accommodate 13 49 students or children, then 20' 20' on each side Otherwise, 20' 5', but 2 side yards must equal at least 15' See Special Regulation #	0 or or 50' 10'	253 30' above average building elevation.	D	В	See Section 105.25	<ol> <li>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:         <ul> <li>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.</li> <li>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.</li> <li>Service and parking areas must, to the maximum extent possible, be located and ori- ented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> <li>The maximum horizontal facade of any structure is 75 feet.</li> <li>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.</li> <li>May locate on the subject property only if- a. It will not be detrimental to the character of the neighborhood in which it is located.</li> <li>A foot bigh fence along the side and rear property lines is required.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>Hour on-site passenger loading area must be provided if this use can accommodate 50 or more students or children.</li> </ul> </li> <li>An on-site passenger loading area mu</li></ol>
Foot	notes			· • • • • • • • • • • • • • • • • • • •	· · · · · · · ·				For details of the regulations in this category, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. ——For details regarding required yards, see Chapter 115.

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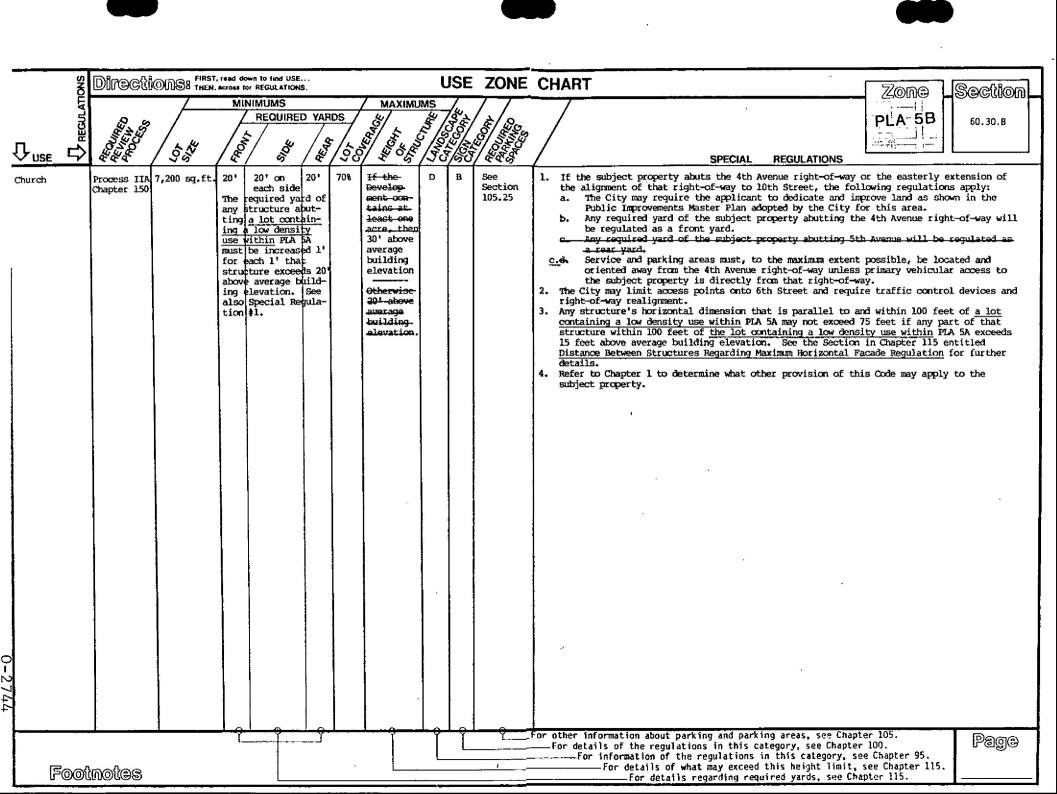
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Public Utility	None	None	20 '	20' on each side See Special Regulation	י10	70%	251 30' above average building elevation	A	В	See Section 105.25	<ol> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:         <ul> <li>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.</li> <li>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.</li> </ul> </li> </ol>
Government Facility	Process IIA Chapter 150			10' on each side See Special Regulation		70%	25* 30' above average building elevation	с	В	See Section 105.25	<ul> <li>c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> <li>2. The maximum horizontal facade of any otructure is 75 feet.</li> <li>2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>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.</li> <li>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ul>
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	—	See Spc Reg #2	None	<ol> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None		a	11 be deter case-by-cas Special Reg	e bas	is	<del>254</del> 30' above average building elevation.		В	See Section 105,25	<ol> <li>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:         <ul> <li>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.</li> <li>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.</li> <li>Service and parking areas must, to the maximum extent possible, be located and ori- ented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ul> </li> <li>The maximum horizontal facade of any structure is 75 feet.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a Low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property.</li> </ol>
Foot	notes		- ĉ						Ĺ	·	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

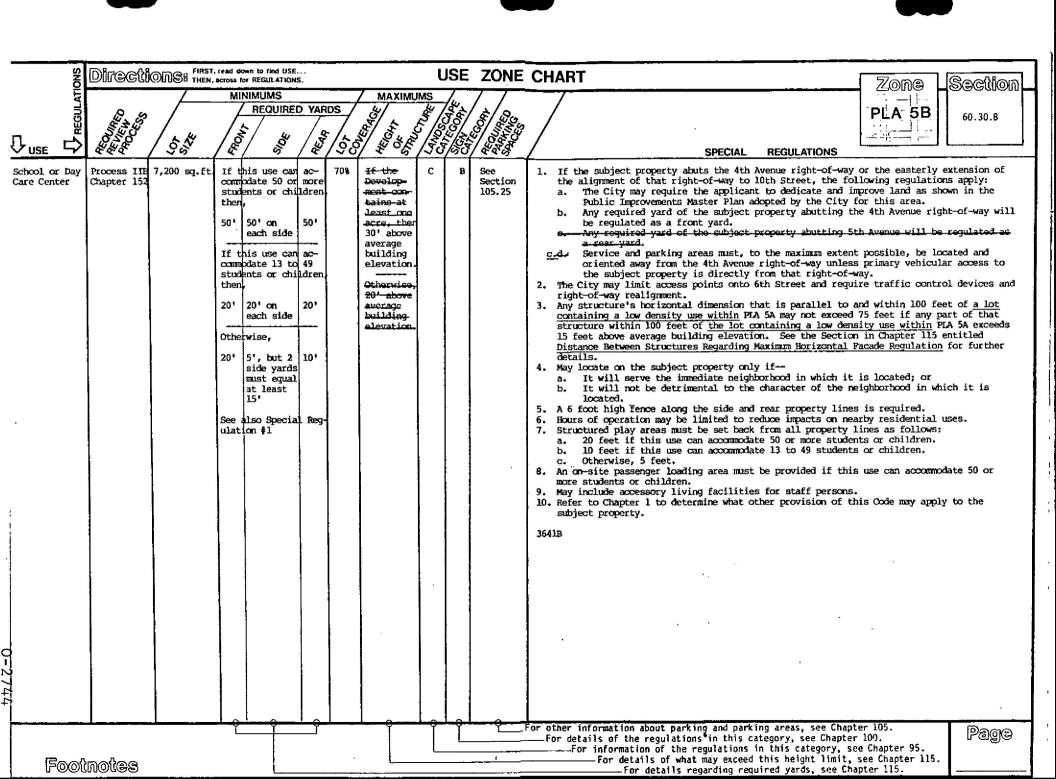
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Detached Dwelling Units	None	5,000 sg.ft per unit	20' 5 2 ya ec 1e	' but side ards must mual at east 15' e Special gulation	10'	50%	25' above average building elevation	E	A	2.0 per Unit	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>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:         <ul> <li>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.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a ream yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way.</li> </ul> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
Detached, Attached or Stacked Dwelling Units	Process III Chapter 152		The reg any str ting a ing a l use wit must be for eac structu above a ing ele	puired ya ructure a lot cont low densi chin PIA e increas ch l' tha ure excees werage b evation. pecial Re	rd of ain- ain- ty bA ed 1' t t s 20 bild- See	60%	If the develop- ment con- tains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation.	Ð	A	1.7 per Unit	<ol> <li>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:         <ul> <li>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.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required lard of the subject property abutting 5th Avenue will be regulated as a front yard.</li> <li>As cervice 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.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA SA may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA SA exceeds 15 feet above average building elevation. See the Section in Chapter IIS entitled <u>Distance Between Structures Regarding Maximum Borizontal Facade Regulation</u> for further details.</li> <li>The subject property must contain at least 200 sg. ft. per unit of common open space suitable for many activities. If the subject property contains 30 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.</li> <li>Chapter 115 contains regulation sregarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ul></li></ol>
Foot	notes		ĭ		Ĭ				Ľ	·	or other information about parking and parking areas, see Chapter 105. ——for details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. ——For details regarding required yards, see Chapter 115.

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Development Containing Stacked or Attached Dwelling units and Office uses. See Special Regulation #1	the maximum amount of office space allowed. 7,200 sq.ft. with 2,400 sq.ft. per	20' 5', but 2 10' 70% side yards must equal at least 15' The required yard of any structure abut- ting a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average build- ing elevation. See also Special Regula- tion #1 #2.	If the C D See develop- ment con- tains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation.	<ol> <li>A veterinary office is not permitted in any develop 1. If the subject property abuts the 4th Avenue right- the alignment of that right-of-way to 10th Street, a. The City may require the applicant to dedicate and Public Improvements Master Plan adopted by the C b. Any required yard of the subject property abutting the regulated as a front yard. c. Any required yard of the subject property abutting the abject property is directly from that right- 3. Primary vehicular access must be directly from 6th 5 4.3. The City may limit access points onto 6th Street and and right-of-way realignment. 5.4. Any structure's horizontal dimension that is paralled containing a low density use within PLA SA may not of structure within 100 feet of the lot containing a limit following formula: (The maximum number of dwelling units allowed on the dwelling units proposed) x the average food a the dwelling units proposed with this use. 8.7. The subject property must contain at least 200 sq. facilities and activities associated with this use. 8.7. The subject property must contain at least 200 sq. suitable for many activities. If the subject property least 50% of this required open space must be in one length and width of at least 40 feet. 9.8. Refer to Chapter 1 to determine what other provision subject property. 3641B</li> </ol>	of-way or the easterly extension of the following regulations apply: ad improve land as shown in the ity for this area. ng the 4th Avenue right-of-way will ag 5th Avenue will be regulated as a stent possible, be located and these primary vehicular access to of-way. Street or 4th Avenue. I require traffic control devices el to and within 100 feet of <u>a lot</u> exceed 75 feet if any part of that ow density use within PIA 5A exceeds action in Chapter 115 entitled antal Facade Regulation for further are use is computed using the e subject property - The number of tage of the dwelling units proposed use. mpations and other accessory uses, it, per unit of common open space try contains six or more units, this ach having a length and width of at y contains 30 or more units, at e or more pieces each having a a of this Code may apply to the
Foot	inotes			For other information about parking and parking areas, see For details of the regulations in this category, see C For information of the regulations in this catego For details of what may exceed this height 1 For details regarding required yards, s	napter 100. ry, see Chapter 95. imit, see Chapter 115.



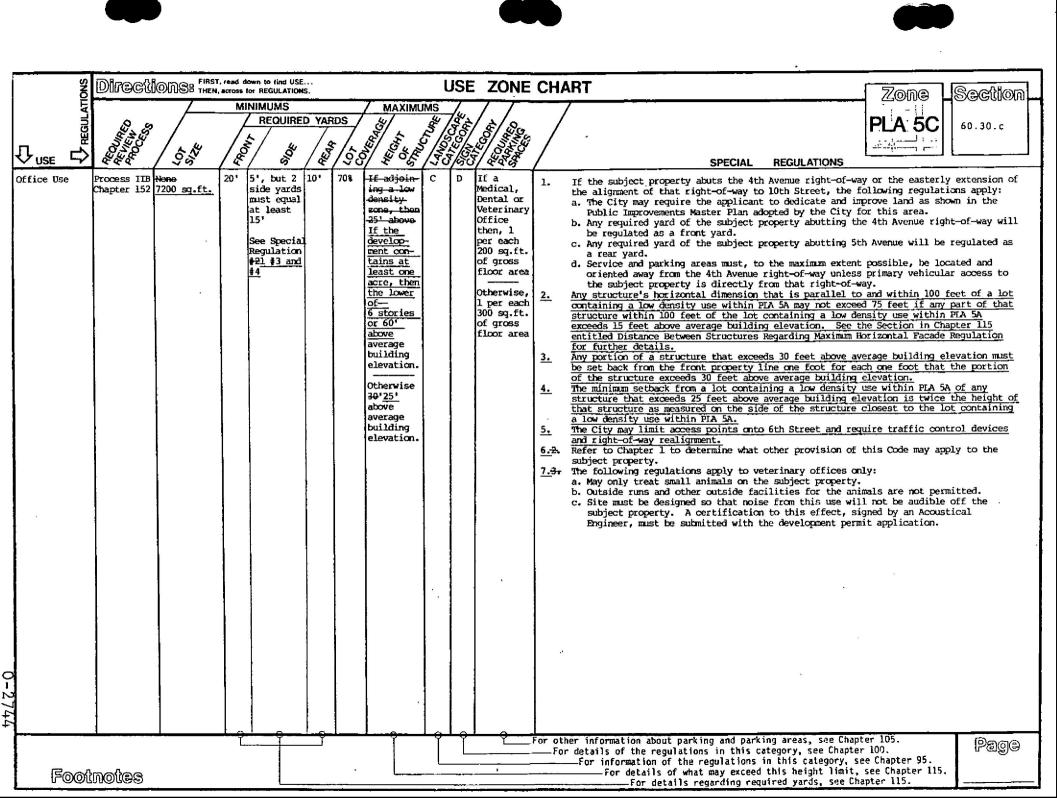


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Foot	notes	·	<u>' '</u>		<u></u>					· · · · · · · · · · · · · · · · · · ·	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Public Transit Shelter	None	Nome	0'	0'	0'	100%	15' above average building elevation		See Spc. Reg. #2	None	<ol> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>
Public Park	If one acre or more, Process IIA Chapter 150 Otherwise, None			11 be deter case-by-ca		5	If the Development con- tains at least one acre, then average building elevation. Otherwise, 20' above average building elevation.		В	See Section 105.25	<ol> <li>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:         <ul> <li>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.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way.</li> </ul> </li> <li>Any building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA Sh may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA Sh exceeds 15 feet above average building elevation. See the Section in Chepter IIS entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>3641D</li> </ol>
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Fool	noles	<u></u>	<u> </u>		<u></u>						For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. ——For details regarding required yards, see Chapter 115.

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E	Wetached Welling Inits	Process III Chapter 152	5,000 sq.ft per unit	S	5', but 2 side yards must equal at least 15' ee Special egulation 2	10'	50%	25' above average building elevation	Е	A	2.0 per Unit	For this use, only one dwelling unit may be on each lot regardless If the subject property abuts the 4th Avenue right-of-way or the e the alignment of that right-of-way to 10th Street, the following r a. The City may require the applicant to dedicate and improve land Public Improvements Master Plan adopted by the City for this ar b. Any required yard of the subject property abutting the 4th Aven be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue w a rear yard. d. Service and parking areas must, to the maximum extent possible, oriented away from the 4th Avenue right-of-way unless primary w the subject property is directly from that right-of-way. Chapter 115 contains regulations regarding home occupations and ot facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code of subject property.	asterly extension of egulations apply: as shown in the ea. ue right-of-way will fill be regulated as be located and ebicular access to her accessory uses,
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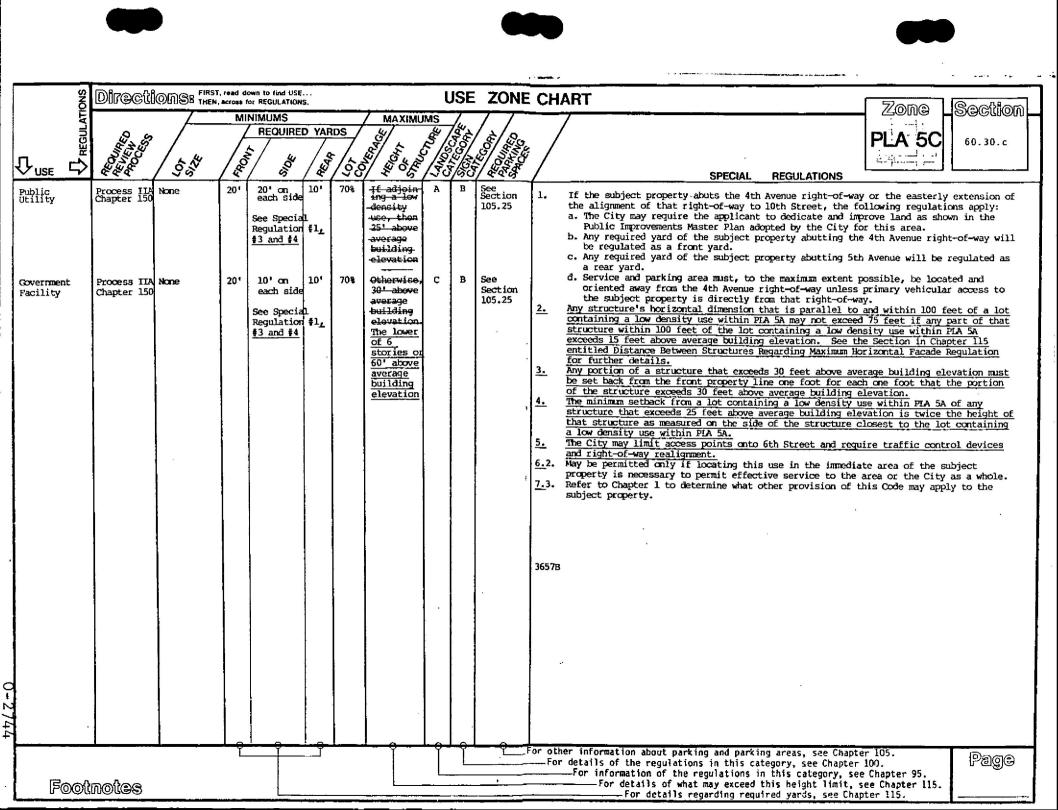
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	Directionse THEN,	MINIMIMS				Zone Section LA 5C 60.30.c
Detached, Attached or Stacked Dwelling Units	Process IIB One acre Chapter 152 77200 og.ft. with at least 1,800 sq.ft. per unit 7,200 sq.ft. with at least 2,400 sg.ft. per unit. Anti- sg.ft. per unit.	20' 5', but 2 side yards mist equal at least 15' See Special Regulation #1 #3 and #4	If adjoin     D       If adjoin     D       ing a low       density       zone, then       Por       detached       or       attached       or       attached       or       attached       dwelling       building       elevation.       Otherwise,       30 <sup>1</sup> above       average       building       elevation.       For       stacked       dwelling       wits, if       the devel-       opment       contains       at least       lacre,       then       lower of-       6 stories       or 60 <sup>1</sup> above       average       building       elevation	1.7 per Unit	<ul> <li>SPECIAL REGULATIONS</li> <li>1. If the subject property abuts the 4th Avenue right-of-way on the alignment of that right-of-way to 10th Street, the folk a. The City may require the applicant to dedicate and improve Nublic Improvements Master Plan adopted by the City for the hard of the subject property abutting the 4th be regulated as a front yard.</li> <li>c. Any required yard of the subject property abutting the 4th be regulated as a front yard.</li> <li>d. Service and parking areas must, to the maximum extent portion to away from the 4th Avenue right-of-way unless print the subject property is directly from that right-of-way.</li> <li>2. Any require's horizontal dimension that is parallel to an containing a low density use within PIA 5A may not exceed 75 structure's horizontal dimension that is parallel to an containing a low density use within PIA 5A may not exceed 75 structure within 100 feet of the lot containing a low density as each of further details.</li> <li>3. Any portion of a structure that exceeds 30 feet above average building elevation. See the 5 of the structure exceeds 30 feet above average building elevation.</li> <li>5. The minimum setback from a lot containing a low density use a that structure data seasored on the side of the structure cice a low density use a measured on the side of the structure cice a low density use within PIA 5A.</li> <li>5. The City may limit access points onto 6th Street and requires and right-of-way realignment.</li> <li>6.4. The subject property must contain at least 200 sg. ft. per this subject property act least 50 feet. In addition, if the subject property contains facilities and activities. If the subject property contains subject property.</li> </ul>	wing regulations apply: we land as shown in the this area. The Avenue right-of-way will wenue will be regulated as assible, be located and imary vehicular access to a within 100 feet of a lot of feet if any part of that by use within PIA 5A feetion in Chapter 115 contal Facade Regulation are building elevation must me foot that the portion ration. Within PIA 5A of any fion is twice the height of test to the lot containing a traffic control devices and other accessory uses, mit of common open space anis six or more units, having a length and width contains 30 or more units, more pieces each having a
Foot	notes	ſſ		·F	or other information about parking and parking areas, see Chapter 10 For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see C 	pter 95. haoter 115.



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Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process III	One acre 7,200 -sq.ft with at least 1,800 sq.ft. per unit. 7,200 sq.ft with at least 2,400 sq.ft.per unit. See Special Regulation \$3-#7 for the maximum amount of space allowed.	20'	5', but 2 side yards must equal at least 15' See Specia Regulation \$2, <u>\$4</u> and <u>\$5</u>	10' 1	70%	If adjointing a low density zone, that 25' above If the develop- ment con- tains at least one acre, ther the lower of- 6 stories or 60' above average building elevation. Otherwise, 30'25' above average building elevation.	c	D	Section 105.25	1. 2. 3. 4. 5. 77: 95. 95. 106. 36577:		r the easterly extension of wing regulations apply: we land as shown in the this area. th Avenue right-of-way will wenue will be regulated as assible, be located and mary vehicular access to a within 100 feet of a lot offeet if any part of that by use within PLA 5A wettion in Chapter 115 contal Facade Regulation we building elevation must me foot that the portion ration. within PLA 5A of any tion is twice the height offeet to the lot containing to the lot containing traffic control devices and other accessory uses, with of common open space having a length and width contains 30 or more units, having a length and width contains 30 or more units, having a length to the
Foot	For details of the regulations in this category, see Chapter 下or information of the regulations in this category, see Chapter 下or details of what may exceed this height limit,										er information about parking and parking areas, see Chapter 10 details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Ch For details of what may exceed this height limit, see For details regarding required yards, see Chapter	apter 95. Chapter 115.	

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0 0-2744	hurch		7,200 sq.ft.	See Regi	20' on each side also Spec ulation #1 and #4	20' ;	70%	If adjoin- ing a low dencity sone_than 25' above average building elevation. The lower of 6 stories or 60' above average building elevation.	С	B	See Section 105.25	1. 2. 3. 4. 5. 6.2. 7.3. $\overline{8.4.}$ 9.5.	Noise cannot exceed that normally associated with a resid Scale and placement of the structure must be in harmony of Refer to Chapter 1 to determine what other provision of t subject property.	ollowing regulations prove land as shown for this area. The 4th Avenue right-of th Avenue will be real possible, be located primary vehicular at vay. and within 100 feet 175 feet if any part sity use within PIA the Section in Chapted prizontal Facade Require erage building eleval the one foot that the elevation. The within PIA 5A of the traffic control thorhood. Mential neighborhood with the residential this Code may apply the	apply: in the of-way gulated as ed and access to <u>of a lot</u> <u>t of that</u> <u>5A</u> <u>115</u> <u>115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>1115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u> <u>115</u>
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School or Day Care Center		7,200 sg.ft.	If this use accommodate more student: children, the 50' 50' on each side it this use c accommodate 1 49 students o children, the 20' 20' on each side Otherwise, 20' 5', but 2 side yard must equa at least 15' Sec also Sper Regulation # #3 and #4	can 7 50 or s or 50' 50' an 3 to 10' 10' 10' 10' 10'	70% If a ing a dense ing a dense ing a dense ing a vere a vere a vere a vere built	djoin- a-low htty b-then above age ding ation. htwise, above ding ation. lower		В	See Section 105.25	<ol> <li>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:         <ul> <li>The City may require the applicant to dedicate and improve land as shown in the Rublic Improvements Waster Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>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.</li> </ul> </li> <li>Any structure's horizontal dimension that is parallel to and witchin 100 feet of a lot containing a low density use within PLAS haw not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLAS exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Borizontal Pacade Regulation for further details.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation of the structure exceeds 25 feet above average building elevation.</li> <li>The minimum sethack from a lot containing a low density use within PLAS at any structure that exceeds 25 feet above average building elevation.</li> <li>The city may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>The disponder on the side of the structure closest to the lot containing a low density use within PLAS.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>The four subject property lines is required.</li> <li>Any dotate on the side of property lines at following a following.</li> <l< td=""></l<></ol>
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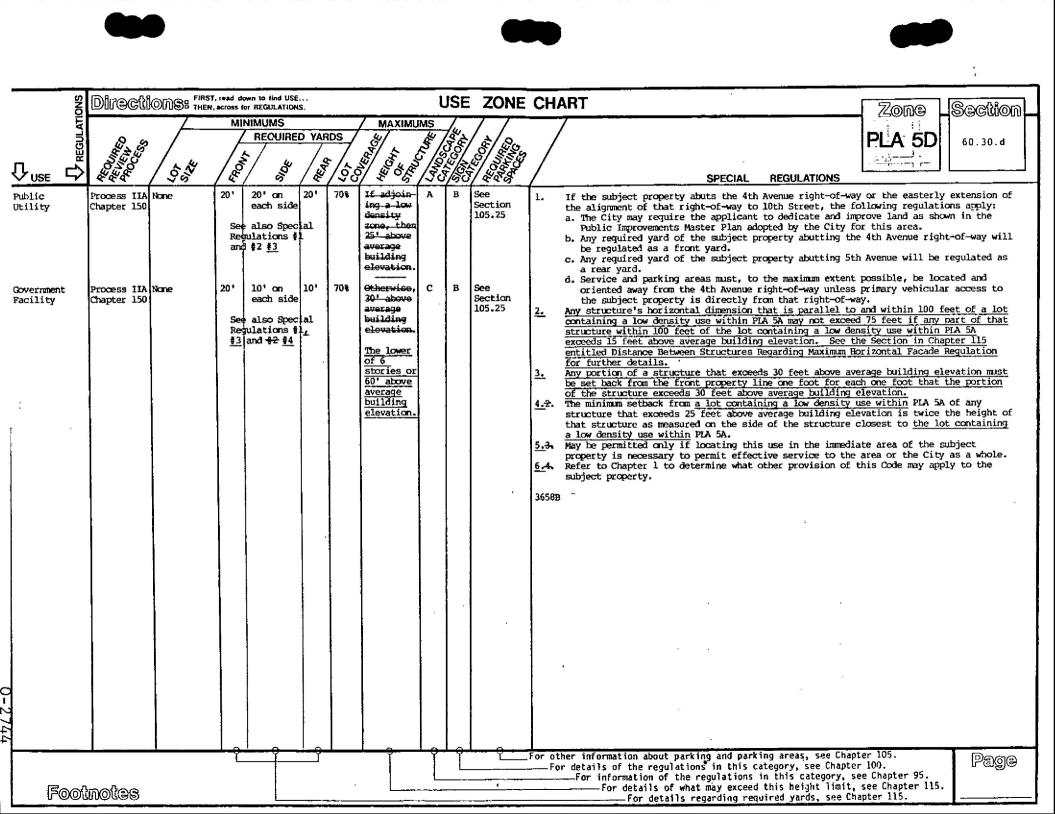
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Public Transit Shelter	None	None	יס	0'	0"	100%	15' above average building elevation	-	See Spc. Reg. #2	None	<ol> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>	
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None			ll be deter rase-by-cas			If adjoin- ing a lew density zone, then 25' sbove average building elewation. Otherwice, 30' sbove average building elevation. The lower of 6 stories or 60' above average building elevation		B	See Section 105.25	<ol> <li>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:         <ul> <li>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.</li> <li>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.</li> </ul> </li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>3657B</li> </ol>	
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Foot	lnolos		Ľ.		1					F	or other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.	

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	Pround Prevente Process	107 107	MI LING		A YAF D		MAXIMI	JMS range rang		A COLORING COLORING	SPECIAL REGULATIONS
Detached Dwelling Units	None	5,000 sg.ft. per Unit	Se Re	5', but 2 side yards must equal at least 15' e also Spec gulations # d #4	rial.	50%	25' above average building elevation	E	A	2.0 per Unit	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>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:         <ul> <li>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.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>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.</li> </ul> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
Detached, Attached or Stacked Dwelling Units	Process IIE 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.	Se Re <u>#3</u>	5', but 2 side yards must equal at least 15' e also Spec gulation #1 and #4	al	60%	For Detached, or Attached Dwelling Units, 25' above average building elevation. For Stacked Dwelling Units, if the develop- ment con- tains at least one acre, then the lower of- 6 stories or 60' above average building elevation. <u>25' above</u> average building elevation.		A	1.7 per Unit	<ol> <li>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.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>Service and parking areas mist, 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.</li> <li>May structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PIA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entilled Distance Between Structures Regarding Maximum Korizontal Facade Regulation for further details.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation.</li> <li>Fee thock that the front property line one foot for each one foot that the portion of the structure axceeds 30 feet above average building elevation.</li> <li>The minimum setback from a lot containing a low density use within PIA 5A of any structure that exceeds 25 feet above average building elevation.</li> <li>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, the stopierd 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 do this require</li></ol>
Foo	lnoles		Ľ.					Ĺ			For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. ——For details regarding required yards, see Chapter 115.

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Development Containing Stacked, or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process IIE Chapter 152	One acre	20' 5 s n a 15 See Reau	i, but 2 nide yards ust equal t least	20' 70%	If the develop- ment contains at least one acre, then The lower of- 6 stories, or 60' above average building elevation. Otherwise, 25' above average building elevation	C	"	Section 105.25	<ol> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to Dth Street, the following regulations apply:         <ul> <li>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.</li> <li>Any required yard of the subject property abutting 5th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required as a front yard.</li> <li>Service and parking areas must, to the maximm extent possible, be located and oriented away from the 4th Avenue right-of-way.</li> </ul> </li> <li>Any structure's borizontal 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 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 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 may not exceed 75 feet if any part of that structure as measured on the side of the structure 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.</li> <li>The minima methack from a lot containing a low density use within PLA 5A of any structure that exceeds 20 feet above average building elevation.</li> <li>The maximum number of dwelling units allowed on the subject property - The number of the dwelopment. In addition, the average square footage of the dwelling units proposed 31 feet above average building elevation is twice the height of the dwellopment. In addition, the average square footage of the dwelling units pr</li></ol>
Foc	noles		Ľ		ĭ		Ĺ	Ľ	L	For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Churd 0-2/44	±	Process IIA Chapter 150	7,200 sq.ft.	See Regu	20' on each side also Spec lations # #2, #3 an	ial 1,		If adjoin- ing a low density zone, then 251 above average building elevation. Otherwise, 301 above average. building elevation. The lower of 6 stories or 607 above average building elevation.	c	B	See Section 105.25	1. 2. <u>3.</u> <u>42.</u> <u>53.</u> <u>6.4.</u> <u>7.5.</u> <u>8.6</u> . <u>3658</u>	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 <u>the lot containing</u> a low density use within FLA 5A. Traffic cannot significantly impact any residential neighborhood. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
	Foot	notes									,	Fo	ither information about parking and parking areas, see Chapter 105.       Page         ior details of the regulations in this category, see Chapter 100.       Page        For information of the regulations in this category, see Chapter 95.       Page        For details of what may exceed this height limit, see Chapter 115.	

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	Process IIB Chapter 152	accommodate 5 more students children, thei 50' 50' on each side fif this use car accommodate 13 49 students or children, then	an 70% Oor 70% 50' 70% 50' 70% 50' 70% 50' 70% 50' 70%	If adjoin- ing a low density cone, then average tuilding elevation. The lower of 6 stories or 60' above average building elevation.	D B	See Section 105.25	<ol> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly end the alignment of that right-of-way to 10th Street, the following regulations a. The City may require the applicant to decicate and improve land as shown Public Improvements Master Plan adopted by the City for this area.</li> <li>b. Any required yard of the subject property abutting the 4th Avenue will be required area of the subject property abutting 5th Avenue will be required area of the subject property abutting the 4th Avenue right-of-way unless primary vehicular of the subject property is directly from that right-of-way.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet containing a low density use within FLA 5k may not exceed 75 feet 16 any structure within 0 feet of the lot containing a low density use within FLA 5k may not exceed 75 feet 16 any exceeds 15 feet above average building clevation. See the Section in Chapter entitled Distance Between Structures Regarding Maximu Horizontal Facade Reg for further details.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation is structure when the room a lot containing a low density use within FLA 5h.</li> <li>The minimum setback from a lot containing a low density use with FLA 5h.</li> <li>The will not be detrimental to the character of the meighborhood in which that structure are mastered on the side of the structure closest to the lot of a low average building elevation is twhich the structure and the subject property lines is required.</li> <li>The will not be detrimental to the character of the meighborhood in which loads.</li> <li>May Include and may be limited to reduce impacts on nearby residential use of how average low average building elevation.</li> <li>A 6 foot high fence along the side and rear property lines as required.</li> <li>A nor-site passenger loading area must be provided if this use can accommodate 50 or more students or children.</li> <l< td=""><td>s apply: in the of-way will gulated as ed and access to <u>to of a lot</u> <u>tt of that</u> <u>access to <u>to of a lot</u> <u>tt of that</u> <u>access to</u> <u>to of a lot</u> <u>tt of that</u> <u>access to</u> <u>access to</u> <u>to of a lot</u> <u>tt of that</u> <u>access to</u> <u>access to a lot</u> <u>access to access to</u> <u>access to a lot</u> <u>access to access to access to access <u>access to access to access to access to access <u>access to access to </u></u></u></u></td></l<></ol>	s apply: in the of-way will gulated as ed and access to <u>to of a lot</u> <u>tt of that</u> <u>access to <u>to of a lot</u> <u>tt of that</u> <u>access to</u> <u>to of a lot</u> <u>tt of that</u> <u>access to</u> <u>access to</u> <u>to of a lot</u> <u>tt of that</u> <u>access to</u> <u>access to a lot</u> <u>access to access to</u> <u>access to a lot</u> <u>access to access to access to access <u>access to access to access to access to access <u>access to access to </u></u></u></u>
Foot	notes					<u>۲</u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	Page



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	ione 0'		0' 100%	15' above average building elevation	_	See Spc. Reg. #2	None	<ol> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>
Public Park If one acre N or more, then Process IIA Chapter 150 Otherwise, None	None Wila	1 be deterni	ned on basis	If adjoin- ing a low density zone, then 251-above average building elevation. Otherwise, 301-above average building elevation. The lower of 6 stories or 60 above average building elevation.		В	See Section 105.25	<ol> <li>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:         <ul> <li>The City may require the applicant to dedicate and improve land as shown in the Public Inprovements Master Plan adopted by the City for this area.</li> <li>Service and parking areas must, to the maximm 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.</li> </ul> </li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within FLA SA may not exceed 75 feet If any part of that structure, within 100 feet of the lot containing a low density use within FLA SA 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.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation.</li> <li>The minimum setback from a lot containing a low density use within FLA SA of any structure that exceeds 30 feet above average building elevation.</li> <li>The structure as measured on the gide of the structure closest to the lot containing a low density use within FLA SA.</li> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
Footnotes	Ľ		,		Ĺ	Ĺ	Y1	or 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.

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Detached Dwelling Units	None	5,000 sq.ft per unit	. 20'	5', but 2 side yards must equal at least 15'	10' :		251 above average building elevation.	Е	A	2.0 per Unit	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	s,
Detached, Attached, or Stacked Dwelling Units	Process II Chapter 15	One acre 7,200 sq.ft with at least 1,800 3,660 sq.ft per unit 7,200 sq.ft with at least 2,400 sq.ft.per unit.		5', but 2 side yards must equal at least 15'		60%	If the develop- ment con- tains at least one acre, then 30' above average building elevation. Otherwise, 25' above building elevation.	D	A	Unit	<ol> <li>Chapter 115 contains regulations regarding home occupations and other accessory user facilities and activities associated with this use.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a la containing a low density use within PIA 5A may not exceed 75 feet if any part of the structure within 100 feet of the lot containing a low density use within PIA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>Primary vehicular access must be directly from 2nd Street unless this is not possible. This 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 at least 50% of this reguired open space must be in one or more pieces each having a length and width of at least 10 feet.</li> <li>Frefer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	ot at le. e
Fool	inotes		Ĺ		ĭ			Ĺ	Ĺ	· · · · · · · · · · · · · · · · · · ·	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	@





