

ORDINANCE NO. 2834

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE AND AMENDING THE LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE.

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland zoning ordinance, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated September 20, 1984 and bearing Kirkland Department of Planning and Community Development File No. IV-84-8; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 11, 1984 and September 20, 1984, held public hearings on the amendment proposals and considered the comments received at said hearing; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final declaration of non-significance (including supporting environmental documents) issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

Whereas, in regular public meeting the City Council considered the report and recommendation of the Planning Commission, now, therefore,

Be it ordained by the City Council of the City of Kirkland as follows:

Section 1. Zoning text amended: The following specified sections of the text of Ordinance 2740 as amended, the Kirkland zoning ordinance, be and they hereby are amended as set forth in Exhibits 1 through 4, inclusive, attached to this ordinance and by this reference incorporated herein.

Section 2. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 3. This ordinance shall be in full force and effect five days from and after its passage by the City Council and publication or posting as required by law.

Section 4. To the extent that the subject matter of this ordinance is subject to the disapproval jurisdiction of the Houghton Community Council as created by Ordinance 2001, said plan shall become effective within the Houghton community either upon approval of the Houghton Community Council, or upon failure of said community council to disapprove this ordinance within 60 days of its passage.

Section 5. Except as provided in Section 4, this ordinance shall be in full force and effect five days from and after its passage by the City Council and publication or posting as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 15th day of October, 1984.

Signed in authentication thereof this 15th day of October, 1984.

Doris Cooper
MAYOR

ATTEST:

Tom J. Adams
Director of Administration & Finance
(ex officio City Clerk)

APPROVED AS TO FORM:

[Signature]
City Attorney

CERTIFICATION OF POSTING

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 15th day of OCTOBER, 1984 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

[Signature]
Clerk

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

USE ZONE CHART

Zone	Section
WD I	30.10.a

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS				SPECIAL REGULATIONS	
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
Detached Dwelling Unit		Process I Chapter 145	5,000 sq. ft.	20' 30' See also Spec. Reg. #2	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	100% See also Spec. Reg. #3-80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per Unit	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the moorage specific listings in this zone. The required 20' 30' front yard may be reduced 1' for each 2' 1' of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> No portion of a structure within 20' of the front property line exceeds 25' above average building elevation. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and The design of the public use area is specifically approved by the City. No more than 35% of the lot area landward of the high waterline may be covered with buildings. A contiguous piece equal to 30% of the average parcel width must be open and free of all structure and landscaping that extends higher than a line that starts at the high waterline and ends 3 1/2 feet above the centerline of the frontage road. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the existing view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Attached or Stacked Dwelling Units		Process IIB Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	20' 30' See also Spec. Reg. #4	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	100% See also Spec. Reg. #5-80%	30' above average building elevation. This provision may not be varied. See also Spec. Reg. #5	D	A	2.0 per Unit	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the moorage specific listings in this zone. If this use is proposed on a subject property that will also contain non-residential uses, the amount of floor area that can be devoted to non-residential uses is compiled 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 non-residential use, excluding moorage structures. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Footnotes

Page

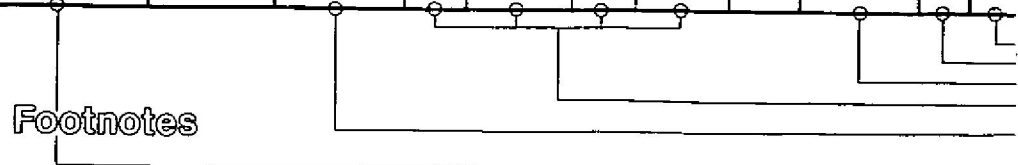
Directions: FIRST, read down to find USE... THEN, across for REGULATIONS

USE ZONE CHART

Zone	Section
WD I	30.10.b

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS					MAXIMUMS				REQUIREMENTS	SPECIAL REGULATIONS	
			REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			REQUIRED PARKING SPACES
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE								
USE	REGULATIONS													
Attached or Stacked Dwelling Units	Process IIB Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	20' 30' See also Spec. Reg. #4	The greater of— a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	100% See also Spec. Reg. #5 80%	30' above average building elevation. This provision may not be varied. See also Spec. Reg. #6	D	A	2.0 per unit	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE	

Footnotes



- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART



Section
30.10.c

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	NORTH PROPERTY LINE	SOUTH PROPERTY LINE						HIGH WATER LINE	
Public Access Pier	Process IIB Chapter 152	None	10'	10'							See Section 105.25	1. No accessory uses, buildings, or activities are permitted as part of this use. 2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use. 3. May not treat a structure with creosote, oil base or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 7. Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high and visible from the Lake. 8. North and South property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Moorage Facility for 1 or 2 boats	None	None	Landward of the High Waterline 20' - 10'	5'		Landward of the High Waterline 30' above average building elevation. This provision may not be varied.					See Spc Reg #9 #8	1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. 2. A contiguous piece equal to 30% of the average parcel width must be open and free of all structure and landscaping that extends higher than a line that starts at the high waterline and ends 3 1/2 feet above the centerline of the frontage road. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 3-2. Moorage structures may not extend waterward beyond a point 150' from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8' in width. 4-3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use. 5-4. May not treat moorage structure with creosote, oil base or toxic substances. 6-5. Must provide at least one covered and secured waste receptacle. 7-6. All utility lines must be below the pier deck and, where feasible, underground. 8-7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 9-8. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. 10-9. Covered moorage is not permitted. 11-10. Aircraft moorage is not permitted. 12. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

Footnotes

46378/0218A
 For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to

REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE							
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS			
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	
USE		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE					
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline	10'	10'	Waterline	100%	Landward of the High Waterline, 30' above average building elevation. This provision may not be varied.	B	B
			20' or greater of— a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'			For moorage structure, 0'. For other structures, the greater of— a. 15' or b. 15% of the average parcel depth.	See also Spec. Reg. #4 80%	See also Spec. Reg. #17		
			Waterward of the High Waterline	10'	10'	Waterline		Waterward of the High Waterline, and Dock and Pier decks may not be more than 24' above mean sea level.		
			No moorage structure may be— a. Within 100' of a public park; or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure and runs waterward toward the moorage structure at a 45° angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or (See next page for the rest of the Required Yard Regulations)							

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

REGULATIONS	Zone		Section	
	Category	Required Parking Spaces	WDL	30.10.d
See Section 105.25	1.	Except as permitted by Special Regulation #20, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone.		
	2.	Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.		
	3.	The required 20' 30' front yard may be reduced 1' for each 2' 1' of this yard that is developed as a public use area if— a. No portion of a structure within 20' of the front property line exceeds 25' above average building elevation. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City.		
	4.	No more than 35% of the lot area landward of the high waterline may be covered with buildings.		
	5.	A contiguous piece equal to 30% of the average parcel width must be open and free of all structure and landscaping that extends higher than a line that starts at the high waterline and ends 34 feet above the centerline of the frontage road. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.		
	6.	Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by special regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.		
	7.	Must mitigate traffic impacts of the development.		
	8.	The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.		
	9.	Moorages intended for exclusive use by residents of the subject property must be specifically reserved for such use.		
	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE			

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Footnotes

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

USE ZONE

CHART

Zone WD II	Section 30.10.e
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS REQUIRED YARDS					MAXIMUMS			
		LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over-water structure; or d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard other than those listed, is 5'. (see previous page for the rest of this column)					100% See also Spec. Reg. #4-80%	Landward of the High Waterline, 30' above average building elevation. This provision may not be varied. See also Spec. Reg. #5 Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B B See also Spec. Reg. #17

REGULATIONS	SPECIAL REGULATIONS
8.9	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE The City will determine the maximum allowable number of moorages based on the following factors: a. The topography of the area. b.a. The ability of the land landward of the high waterline to support accommodate the moorages necessary support facilities. c. The nature of nearby uses. d.b. The potential for traffic congestion. e. The effect on existing habitats. c. The number of moorages available for residents of the dwelling units on the subject property shall not exceed the number of dwelling units on the subject property.
9.10	Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that— a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long term adverse affect on aquatic habitats.
9.11	If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use. 11. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation 12. May not treat moorage structure with creosote, oil base or toxic substance. 13. Must provide at least 2 covered and secured waste receptacles. 14. All utility and service lines must be below the pier deck and, where feasible, underground. 15. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property. 16. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 17. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high. 18. Covered moorage is not permitted. 19. Aircraft moorage is not permitted.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to

Directions: FIRST, READ DOWN TO FIND USE... THEN, ACROSS FOR REGULATIONS

USE ZONE CHART

Zone WD I	Section 30.10.f
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS					SPECIAL REGULATIONS
			LOT SIZE	FRONT	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
					NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
													<p>REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE</p> <p>20. The following accessory components are allowed if approved through Process III, Chapter 155:</p> <ul style="list-style-type: none"> a. Boat and motor sales and leasing. b. Boat and motor repair and service if-- <ul style="list-style-type: none"> 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Boat launching ramp if-- <ul style="list-style-type: none"> 1) It is not for the use of the general public; and 2) Is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and 4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. d. Pumping facilities to remove effluent from boat holding tanks. e. Dry land storage. However, stacked storage is not permitted. f. Meeting and special events rooms. g. Gas and oil sale for boats, if-- <ul style="list-style-type: none"> 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and cleanup gas and oil spills. <p>May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck.</p> <p>21. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>

4637B/0219A

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone WDL	Section 30.10.g
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Restaurant or	Process IIB Chapter 152	7,200 sq. ft.	320' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	100% See also Spc. Reg. #4	30' above average building elevation. This provision may not be varied. See also Spc. Reg. #5.	B	E	See Section 105.25	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages, see the moorage listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. The required 230' front yard may be reduced 1' for each 21' of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> No portion of a structure within 20'30' of the front property line exceeds 25' above average building elevation; each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. No more than 35% of the lot area landward of the high waterline may be covered with buildings. A contiguous piece equal to 30% of the average parcel width must be open and free of all structure and landscaping that extends higher than a line that starts at the high waterline and ends 3 1/2 feet above the centerline of the frontage road. 	
Retail Establishment, other than those specifically listed in this zone, selling products designed and marketed for use in connection with boating, fishing or other water-dependent activities.	Process IIB Chapter 152	7,200 sq. ft.	20' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	100% See also Spc. Reg. #4	30' above average building elevation. This provision may not be varied.	B	E	See Section 105.25	<ol style="list-style-type: none"> A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, which ever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by special regulation #6; or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. Must mitigate traffic impacts of the development. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. Outside storage is not permitted. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 	

Footnotes

4637B/97A (p. 7)

4637B/97A (p. 8)

For other information about parking and parking areas, see Chapter 105.
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 For details 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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 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone

Section

WD I

30.10.h

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	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
												<p>10. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>11. The following regulations apply only to Restaurants; A take-out or fast food service area, comprising no more than 20% of the gross floor area of this use, may be permitted if it will be compatible with nearby uses. The City may limit hours of operation and impose other limitations on site design to reduce or eliminate all adverse impacts. Drive through and drive in facilities are not permitted.</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 details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

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

USE ZONE CHART

Zone WD I	Section 30.10.i
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Professional Football, Baseball or Soccer Practice or Play-Facility		Process III Chapter 155	3-acres	20' See greater size of 15' or 13 times the height of the primary structure above average building elevation minus 10' The minimum dimension of any yard other than those listed, is 5'	10'	The greater of-- a. 15' of b. 15% of the average parcel depth	100%	30' above average building elevation. This provision may not be varied.	C	B	See Section 105.25	REGULATIONS CONTINUED FROM PREVIOUS PAGE 1. No structures, other than moorage structures, may be waterward of the high waterline. For the regulation regarding moorages, see the moorage listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 3. The required 20' front yard may be reduced 1' for each 2' of this yard that is developed as a public use area if-- a. No portion of a structure within 20' of the front property line exceeds 25' above average building elevation; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. No more than 35% of the lot area landward of the high waterline may be covered with buildings. 5. A contiguous piece equal to 30% of the average parcel width must be open and free of all structure and landscaping that extends higher than a line that starts at the high waterline and ends 2 1/2 feet above the centerline of the frontage road. This corridor must be adjacent to either the north or south property line which ever will result in the widest view corridor given the development on adjacent properties. 6. Must mitigate traffic impacts of the development. 7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 8. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
											4637B		

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE							
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS			
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN
Public Utility	Process IIA Chapter 150	None	20' 30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	100%	See also Spec. Reg. #4 80%	30' above average building elevation. This provision may not be varied. See also Spec. Reg. #5	A	B
Government Facility	Process IIA Chapter 150	None	20' 30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	100%	See also Spec. Reg. #4 80%	30' above average building elevation. This provision may not be varied. See also Spec. Reg. #5	C	B

CHART

Zone	Section
WDI	30.10.j

SPECIAL REGULATIONS

- See Section 105.25
- No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the moorage specific listings in this zone.
 - Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.
 - The required 20' 30' front yard may be reduced 1' for each 2' 1' of this yard that is developed as a public use area if--
 - No portion of a structure within 20' of the front property line exceeds 25' above average building elevation within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
 - Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and
 - The design of the public use area is specifically approved by the City.
 - No more than 35% of the lot area landward of the high waterline may be covered with buildings.
 - A contiguous piece equal to 30% of the average parcel width must be open and free of all structure and landscaping that extends higher than a line that starts at the high waterline and ends 3/4 feet above the centerline of the frontage road. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
 - Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
 - The increase is offset by a view corridor that is superior to that required by special regulation #4; or
 - The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.
 - 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.
 - Must mitigate traffic impacts of the development.
 - The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

4637B/97A

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

57

Footnotes

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

USE ZONE CHART

Zone WDI	Section 30.10.k
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USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS			LANDSCAPE CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Transit Shelter		None	None	0'	0'	0'	The greater of— a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.	See Spc Rec #2		<p>9. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation</p> <p>10.9 See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>None</p> <ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. <p>4637B/0219</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 details 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.
- _____ This development may also be regulated under the City's Shoreline Master Program; consult that document.
- _____ May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

30.11 Bulkheads and Land Surface Modification1. Bulkheads

- a. General - Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this Section.
- b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - A bulkhead may be constructed only if--
 - 1) It is needed to prevent significant erosion due to wave action; and
 - 2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.
- d. Prohibited Location - A bulkhead may not be erected within a wetland or between a wetland and the lake.
- e. Design of Bulkhead - ~~The bulkhead must be constructed using rock in a sloping riprap design.~~ The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- f. Placement of the Bulkhead - The bulkhead may not extend waterward of high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.
- g. Change in Configuration of the Land - Except as allowed under Paragraphs 2 and 3 of this Section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.
- h. Backfill - The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.

2. Land Surface Modification Waterward of the High Waterline.
- a. General - Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this Section.
 - b. Required Permit - The City will use Process IIB, described in Chapter 152 of this Code, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
 - c. Allowable Reasons - The City may approve an application for a land surface modification waterward of the high waterline only if --
 - 1) No unique or significant natural area of flora or fauna will be destroyed; and
 - 2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and
 - 3) Either--
 - a) The application is filed by a public agency to improve navigability, or public safety; or
 - b) The application is to create a public use or recreation area; or
 - c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or
 - d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.
 - d. Requirements for Dredging - If the land surface modification involves dredging, the following regulations apply:
 - 1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.
 - 2) The applicant shall restore any beneficial vegetation disturbed during dredging.

- 3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.
- e. Requirements for Fill - If the land surface modification involves fill, the applicant must comply with the provision of paragraphs 3.d. and 3.e. of this Section. the following regulations apply:
- 1) Material Used for Landfill - The material used in the landfill must be non-dissolving, and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
 - 2) Use of Vegetation - Exposed fill areas must be stabilized with vegetation.
3. Land Surface Modification Within the High Waterline Line-Yard.
- a. General - Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.
 - b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for land surface modification within the Hhigh Wwaterline Line-Yyard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
 - c. Allowable Reasons - The City may approve an application for a land surface modification within the high waterline yard only if--
 - 1) No unique or significant natural area of flora or fauna will be destroyed; and
 - 2) Either--
 - a) The application is filed by a public agency to improve public safety, recreation, or access; or
 - b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach;
 - c) The land surface modification is necessary to provide public access; or
 - d) The land surface modification is necessary to the structural safety of a structure;

- e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or
- f) This application is part of an application for a bulkhead approved under paragraph 1 of this Section. For back-fill landward of a bulkhead, see Paragraph 1.h. of this Section.

~~d. --- Public Use Area Required --- If the land surface modification within the high waterline yard is proposed as part of a development other than a detached dwelling unit or small moorage facility, the City shall require that part of the high waterline be developed as a Public Use Area. The size and design of the Public Use Area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the Public Use Area from the private elements of the development.~~

e.d. Material Used for Landfill - The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.

f.e. Use of Vegetation - The applicant shall stabilize exposed areas left after land surface modification with vegetation.

g.f. Disposition of Excavated Materials - Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.

4. Land Surface Modification Landward of the High Waterline Line-Yard - Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 of this Code for those regulations.

5. Emergency Measures - An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

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

USE ZONE

CHART

Zone WD III	Section 30.20.a
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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS				
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN. C.A.	
											FRONT
USE	Process I Chapter 143	5,000 sq. ft.	30'	The Greater also of— Spec. a. 15' Reg. or #2	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. This provision may not be varied.	E	A	

The minimum dimension of any yard, other than those listed is 5'.

REGULATIONS	SPECIAL REGULATIONS
2.0 per Unit	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. must be increased 2 feet for each 1 foot that structure exceeds 25 feet above the adjacent centerline of Lake Washington Blvd. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

2537B/0097A

Exhibit "2" to Ordinance 2834

Footnotes

- _____ For other information about parking and parking areas, see Chapter 105.
- _____ For details of the regulations in this category, see Chapter 100.
- _____ For details 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.
- _____ This development may also be regulated under the City's Shoreline Master Program; consult that document.
- _____ May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

69A

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

USE ZONE

CHART

Zone WD III	Section 30.20.b
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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS		
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE				
Attached or Stacked Dwelling Units	Process IIB Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30' See also Spc. #4	The greater of— a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	D	A

Footnotes

1. The minimum dimension of any yard, other than those listed is 5'.

REGULATIONS	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
2.0 per Unit	1.	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE
	2.	No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone.
	3.	Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.
	4.	The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City.
	5.	A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
	6.	Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by special regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.
	7.	Must mitigate traffic impacts of the development.
	8.	The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.
	9.	Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
	10.	See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

2537B/0097A

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone	Section
WD III	30.20.c

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS			LANDSCAPE CATEGORY SIGN CH	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LOT COVERAGE			
			Waterward of the High Waterline				---	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	---			
USE	Public Access Pier	Process IIB Chapter 152	None	10'	10'	---	See Spc. Req. #7	See Section 105.25	1.	No accessory uses, buildings, or activities are permitted as part of this use.		
	Moorage Facility for 1 or 2 boats	None	None	10'	10'	---	See Spc. Req. #9	See Section 105.25	2.	If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use.		
									3.	May not treat a structure with creosote, oil base or toxic substances.		
									4.	Must provide at least one covered and secured waste receptacle.		
									5.	All utility lines must be below the pier deck and, where feasible, underground.		
									6.	Piers must be adequately lit; the source of the light must not be visible from neighboring properties.		
									7.	Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake.		
									8.	North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property.		
									9.	See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.		
									1.	No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone.		
									2.	Moorage structures may not extend waterward beyond a point 150' from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8' in width.		
									3.	If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use.		
									4.	May not treat moorage structure with creosote, oil base or toxic substances.		
									5.	Must provide at least one covered and secured waste receptacle.		
									6.	All utility lines must be below the pier deck and, where feasible, underground.		
									7.	Piers must be adequately lit; the source of the light must not be visible from neighboring properties.		
									8.	Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake.		
									9.	Covered moorage is not permitted.		
									10.	Aircraft moorage is not permitted.		
									11.	See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions 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 details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page 69C

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

USE ZONE

CHART

Zone  WD III	Section 30.20.d
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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS					
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN		
			Landward of the High Waterline				Waterward of the High Waterline					
USE	REGULATIONS	General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	30' See also Spc. Reg. #4	The greater of— a. 15' b. 1 1/4 times the height of the primary structure above average building elevation minus 10'	10'	For moorage structure, 0' For other structures, the greater of— a. 15' b. 15% of the average parcel depth.	80%	Landward of the High Waterline 30' above average building elevation. See also Spec. Reg. #6	B	B See also Spc. Reg. #17
			No moorage structure may be— a. Within 100' of a public park; or b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure and runs waterward toward the moorage structure at a 45° angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or (See next page for the rest of the Required Yard Regulations)									
REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE												

CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
See Section 105.25		<ol style="list-style-type: none"> 1. Moorage may only be used by residents of the dwelling units on the subject property. 2. Except as permitted by Special Regulation #20, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 3. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 4. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— <ol style="list-style-type: none"> a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 5. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 6. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> a. The increase is offset by a view corridor that is superior to that required by special regulation #5; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. 7. Must mitigate traffic impacts of the development. 8. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 9. The City will determine the maximum allowable number of moorages based on the following factors: <ol style="list-style-type: none"> a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. c. The number of moorages shall not exceed the number of dwelling units on the subject property.
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page
69D

REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE					CHART		Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS		CATEGORY	REQUIRED PARKING SPACES	WD III	30.20.e
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE				
USE	SPECIAL REGULATIONS										
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over water structure; or d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard other than those listed, is 5'. (see previous page for the rest of this column)	100%	See also Spec. Reg. #4	Landward of the High Waterline, 30' above average building elevation. See also Spec. Reg. #6 Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B	See also Spec. Reg. #17	10. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that-- a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long term adverse affect on aquatic habitats. 11. If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use. 12. May not treat moorage structure with creosote, oil base or toxic substance. 13. Must provide at least 2 covered and secured waste receptacles. 14. All utility and service lines must be below the pier deck and, where feasible, underground. 15. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property. 16. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 17. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high. 18. Covered moorage is not permitted. 19. Aircraft moorage is not permitted. 20. The following accessory components are allowed if approved through Process III, Chapter 155: a. Boat and motor sales and leasing. b. Boat and motor repair and service if-- 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Boat launching ramp if-- 1) It is not for the use of the general public; and 2) Is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and	
										REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE	

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to

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

USE ZONE CHART

Zone WD III	Section 30.20.f
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN			
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE							
													<p>REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE</p> <p>4) <u>Access to the ramp is not directly from the frontage road; and</u></p> <p>5) <u>The design of the site is specifically approved by the City.</u></p> <p>d. <u>Pumping facilities to remove effluent from boat holding tanks.</u></p> <p>e. <u>Dry land storage. However, stacked storage is not permitted.</u></p> <p>f. <u>Meeting and special events rooms.</u></p> <p>g. <u>Gas and oil sale for boats, if--</u></p> <p>1) <u>Storage tanks are underground and on dry land; and</u></p> <p>2) <u>The use has facilities to contain and cleanup gas and oil spills.</u></p> <p><u>May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck.</u></p> <p>2l. <u>See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</u></p>

2537B/0091A

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE							
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS			
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE				
Public Utility	Process IIA Chapter 150	None	30' See greater also of— Spc. a. 15' Reg. or #3 b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A	B		
Government Facility	Process IIA Chapter 150	None	30' See greater also of— Spc. a. 15' Reg. or #3 b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	C	B		
Public Transit Shelter	None	None	0'	0'	0'	The greater of— a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.	—	See Spec. Reg. #2	

CATEGORY	REQUIRED PARKING SPACES	Zone	Section
		WD III	30.20.g
SPECIAL REGULATIONS			
See Section 105.25	1.	No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone.	
	2.	Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.	
	3.	The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City.	
	4.	A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.	
	5.	Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by special regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.	
	6.	May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.	
	7.	Must mitigate traffic impacts of the development.	
	8.	The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.	
	9.	See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
None	1.	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.	
	2.	May install transit route and information signs and markers.	

Footnotes

2537B/97A (p.13)

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

30.21 Bulkheads and Land Surface Modification1. Bulkheads

- a. General - Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this Section.
- b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - A bulkhead may be constructed only if--
 - 1) It is needed to prevent significant erosion due to wave action; and
 - 2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.
- d. Prohibited Location - A bulkhead may not be erected within a wetland or between a wetland and the lake.
- e. Design of Bulkhead - The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- f. Placement of the Bulkhead - The bulkhead may not extend waterward of the high waterline. If there has been severe and unusual erosion within one year preceding the application for the bulkhead, the City may allow the placement of the bulkhead to recover the dryland area lost by this erosion.
- g. Change in Configuration of the Land - Except as allowed under Paragraphs 2 and 3 of this Section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.
- h. Backfill - The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.

2. Land Surface Modification Waterward of the High Waterline.

- a. General - Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this Section.
- b. Required Permit - The City will use Process IIB, described in Chapter 152 of this Code, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - The City may approve an application for a land surface modification waterward of the high waterline only if --
- 1) No unique or significant natural area of flora or fauna will be destroyed; and
 - 2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and
 - 3) Either--
 - a) The application is filed by a public agency to improve navigability, or public safety; or
 - b) The application is to create a public use or recreation area; or
 - c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or
 - d) At such time as permitted by the Shoreline Master Program, the application is for dredging to provide sufficient draft for boat moorage.
- d. Requirements for Dredging - If the land surface modification involves dredging, the following regulations apply:
- 1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.
 - 2) The applicant shall restore any beneficial vegetation disturbed during dredging.

3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.

e. Requirements for Fill - If the land surface modification involves fill, the following regulations apply:

1) Material Used for Landfill - The material used in the landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.

2) Use of Vegetation - Exposed fill areas must be stabilized with vegetation.

3. Land Surface Modification Within the High Waterline Yard.

a. General - Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.

b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for land surface modification within the high waterline yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.

c. Allowable Reasons - The City may approve an application for a land surface modification within the high waterline yard only if--

1) No unique or significant natural area of flora or fauna will be destroyed; and

2) Either--

a) The application is filed by a public agency to improve public safety, recreation, or access; or

b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach;

c) The land surface modification is necessary to provide public access; or

d) The land surface modification is necessary to the structural safety of a structure;

- e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or
 - f) This application is part of an application for a bulkhead approved under paragraph 1 of this Section. For backfill landward of a bulkhead, see Paragraph 1.h. of this Section.
- d. Material Used for Landfill - The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
- e. Use of Vegetation - The applicant shall stabilize exposed areas left after land surface modification with vegetation.
- f. Disposition of Excavated Materials - Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.
4. Land Surface Modification Landward of the High Waterline Yard - Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 of this Code for those regulations.
5. Emergency Measures - An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

4636B/0097A

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

USE ZONE CHART

Zone PLA 15A	Section 60.80.a1)
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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	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Detached Dwelling Unit		Process I Chapter 145	5,000 sq. ft.	30' See also Spec. #2 The greater of— a. 15' or b. 1½ times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	35' above average building elevation. This provision may not be varied.	E	A	<ol style="list-style-type: none"> The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

4563B/0097A

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE

CHART

Zone PLA 15A	Section 60.80.a2)
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SPECIAL REGULATIONS

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS						LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN			
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE								
Attached or Stacked Dwelling Units		Process IIR Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30' See also a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 5' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	D	A	2.0 per Unit	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by special regulation #4; or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. Must mitigate traffic impacts of the development. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 			

4563B/0097A

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone PLA 15A	Section 60.80.a3)
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS REQUIRED YARDS				MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE				CATEGORY
Public Access Pier	Process III Chapter 152	None	10'	10'	10'	10'	10'	See Section 105.25	See Section 105.25	<ol style="list-style-type: none"> No accessory uses, buildings, or activities are permitted as part of this use. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use. May not treat a structure with creosote, oil base or toxic substances. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pier deck and, where feasible, underground. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 		
Moorage Facility for 1 or 2 boats	None	None	10'	10'	10'	80%	10'	See Section 105.25	See Section 105.25	<ol style="list-style-type: none"> This use shall not be developed in conjunction with detached, attached or stacked dwelling units unless the moorages are limited for use only by residents of dwelling units on the subject property. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. Moorage structures may not extend waterward beyond a point 150' from the high waterline. In addition, piers may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8' in width. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use. May not treat moorage structure with creosote, oil base or toxic substances. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pier deck and, where feasible, underground. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. Covered moorage is not permitted. Aircraft moorage is not permitted. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 		

4563B/97A, p.6

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

225C

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

USE ZONE CHART

Zone PLA	Section 60.80.a4)
15A	

REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS	
		REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline 30' See also Spc. Reg. #3 The greater of-- a. 15' or b. 1 1/4 times the height of the primary structure above average building elevation minus 10'	10'	For moorage structure 0' for other structures, the greater of-- a. 15' or b. 15% of the average parcel depth.	80%	Landward of the High Waterline 30' above average building elevation. See also Spec. Reg #5 Waterward of the High Waterline, Pier decks may not be more than 24' above mean sea level.	B B See also Spc. Reg. #17	See Section 105.25	<ol style="list-style-type: none"> This use shall not be developed in conjunction with detached, attached or stacked dwelling units unless the moorages are limited for use only by residents of dwelling units on the subject property. Except as permitted by Special Regulation #19, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers see the specific listing in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by special regulation #4; or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. Must mitigate traffic impacts of the development. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. The City will determine the maximum allowable number of moorages based on the following factors: <ol style="list-style-type: none"> The ability of the land landward of the high waterline to accommodate the necessary support facilities. The potential for traffic congestion. The number of moorages available for residents of the subject property shall not exceed the number of dwelling units on the subject property. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that-- 	
			Waterward of the High Waterline 10' 10'							<ol style="list-style-type: none"> REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE 	

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

4563B/97A/p 11

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Footnotes

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE		CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE							PLA	60.80.a5)
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot but does not extend beyond any intervening over-water structure. d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'. (see previous page for the rest of this column)	80%	Landward of the High Waterline, 35' above average building elevation. See also Spec. Reg. #5 Waterward of the High Waterline, Pier decks may not be more than 25' above mean sea level.	B	B See also Spec Reg. #17					REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE	See Section 105.25		
												<p>a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and</p> <p>b. The moorage structures are not larger than is necessary to moor the specified number of boats; and</p> <p>c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation, and</p> <p>d. The moorage structures will not adversely affect nearby uses; and</p> <p>e. The moorage structures will not have a significant long term adverse affect on aquatic habitats.</p> <p>11. If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle prior to proposing this use.</p> <p>12. May not treat moorage structure with creosote, oil base or toxic substance.</p> <p>13. Must provide covered and secured waste receptacles on all piers.</p> <p>14. All utility and service lines must be below the pier deck and, where feasible, underground.</p> <p>15. Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property.</p> <p>16. Piers must be adequately lit. The source of the light must not be visible from neighboring properties.</p> <p>17. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high.</p> <p>18. Covered moorage is not permitted.</p> <p>19. Aircraft moorage is not permitted.</p> <p>20. The following accessory components are allowed if approved through Process III, Chapter 155:</p> <p>a. Boat and motor sales and leasing.</p> <p>b. Boat and motor repair and service if--</p> <ol style="list-style-type: none"> 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. <p>c. Boat launching ramp if--</p> <ol style="list-style-type: none"> 1) It is not for the use of the general public; and 2) Is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and 4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. <p>d. Pumping facilities to remove effluent from boat holding tanks.</p> <p>e. Dry land storage. However, stacked storage is not permitted.</p> <p>f. Meeting and special events rooms.</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 details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

REGULATIONS		USE ZONE CHART										Zone PLA 15A		Section 60.80.a6)		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS					MAXIMUMS				CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
FRONT	NORTH PROPERTY LINE			SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN							
USE															<p>g. Gas and oil sale for boats, if--</p> <ol style="list-style-type: none"> 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and cleanup gas and oil spills. <p>May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.</p> <p>21. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</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 details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to

0-2834

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS					MAXIMUMS			LANDSCAPE CATEGORY	SIGN
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN		
			FIRST, read down to find USE... THEN, across for REGULATIONS					USE ZONE				
Professional Football, Baseball or Soccer Practice or Play Facility	Process III Chapter 155	3 acres	20'	The greater of— a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Special Regulation No. 5.	C	B	Zone PLA 15A Section 60.80.a7)	
			The minimum dimension of any yard other than those listed, is 5'.									

REGULATIONS	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
See Section 105.25		<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages, see the moorage listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. The required 20' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. This corridor must be adjacent to either the north or south property line whichever will result in the widest view corridor given the development on adjacent properties. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by Special Regulation No. 4 or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. Must mitigate traffic impacts of the development. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

Footnotes

4563B/0097A

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For details 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.
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page 0-2834
225G

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

USE ZONE CHART

Zone
PLA-15A
Section
60.80.a8)

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS			LANDSCAPE CATEGORY SIGN	REG. CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE						
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE				HIGH WATER LINE				
Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and General Moorage Facility See Special Regulation #1 for other uses also allowed.	See Special Regulation #2	5 acres with no less than 3,100 sq. ft. per dwelling unit. See also Special Regulations #3 and #4	See	Special		Regulation	#7	See Spc. Reg. #8	See Section 105.25			<ol style="list-style-type: none"> The following uses and components are also allowed: <ol style="list-style-type: none"> Retail establishment. Office uses. Hotel. Boat and motor repair and service if— <ol style="list-style-type: none"> This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and All dry land motor testing is conducted within a building. Dry land boat storage. However, stacked storage is not permitted. Gas and oil sales for boats if— <ol style="list-style-type: none"> Storage tanks are underground and on dry land; and The use has facilities to contain and cleanup gas and oil spills. May have an overwater shed that is not more than 50 square feet and 10 feet high as measured from the pier deck. Professional football, baseball or soccer practice or play facilities. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15 A and PLA-15 B, which are owned by the applicant. The Master Plan will be approved in two stages: <ol style="list-style-type: none"> The first stage will result in approval of a preliminary Master Plan using Process III, Chapter 155. The preliminary Master Plan shall consist of at least the following: <ol style="list-style-type: none"> A site plan which diagrammatically shows the general location, shape and use of the major features of development. A written description of planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the Master Plan. In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III, Chapter 155. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150, or Process III, Chapter 155, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the preliminary Master Plan. Each phase of the final Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase. 	

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

4563B/97A, p.16

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

225H

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

USE ZONE CHART

Zone PLA 15A	Section 60.80.a9)
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS REQUIRED YARDS					MAXIMUMS			SPECIAL REGULATIONS
		LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN CATEGORY	

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

3. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula:
(The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.
4. No more than 50% of the gross floor area on the subject property in Planned Area 15A may be developed with nonresidential uses. The maximum permitted gross floor area for all nonresidential uses except restaurants or taverns and general moorage facilities is computed using the following formula:
(The maximum permitted number of dwelling units on the subject property in Planned Area 15A - the number of dwelling units proposed to be developed in Planned Area 15A or transferred to Planned Area 15B) X the average square footage of the dwelling units proposed = the amount of floor area available for all nonresidential uses except restaurants or taverns and general moorage facilities. For the purposes of this regulation, public use areas and outdoor use and activity areas associated with professional football, baseball or soccer practice or play facilities are not considered as gross floor area.
5. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements:
 - a. A public pedestrian access trail along the entire waterfront of the subject property with connections to Lake Washington Blvd. at or near either end,
 - b. Waterfront areas developed and open for public use,
 - c. Improvements to and adjacent to Lake Washington Blvd. which are open for public use, and
 - d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Blvd. In addition, obstruction of views from existing development lying east of Lake Washington Blvd. must be minimized.
6. All non-residential uses, except office uses and professional football, baseball or soccer practice or play facilities, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use areas.
7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided.
8. All signs must be approved as part of a Comprehensive Design Plan in accordance with Section 100.80.
9. Must comply with Special Regulations 9-18 for the use listing in this zone entitled "General Moorage Facility."
10. Must provide pumping facilities to remove effluent from boat holding tanks.
11. Must provide a waste oil tank.

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

4563B/97A/p.17

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

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

USE ZONE CHART

Zone
PLA 15A
Section
60.80.a10

USE	REGULATIONS	MINIMUMS										MAXIMUMS			SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE								
															<p>REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE</p> <p>12. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Blvd. and Lakeview Drive. Access points must be limited, with primary access located at the intersection of Lake Washington Blvd. and Lakeview Drive. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.</p> <p>13. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>14. The regulations for this use may not be modified with a Planned Site Development or Planned Residential Unit Development.</p>

4563B/97A, p.18

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

225J

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

USE ZONE

CHART

Zone PLA	Section
15A	60.80.a1)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS			
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE				
Public Utility	Process IIA Chapter 150	None	30' See also Spec. Reg. #3	The greater of— a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A	B	
Government Facility	Process IIA Chapter 150	None	30' See also Spec. Reg. #3	The greater of— a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	C	B	

VEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
See Section 105.25		<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— <ol style="list-style-type: none"> Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, providing that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by special regulation #4; or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. 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. Must mitigate traffic impacts of the development. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

4563B/0097A

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone PLA 15A	Section 60.80.a12)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	VEGETORY	REQUIRED PARKING SPACES	
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE						
Public Transit Shelter	Process I Chapter 145	None	0'	0'	0'	The greater of-- a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.	—	See Spc. Reg. 12	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	Process IIA Chapter 150	None	Will be determined on a case-by-case basis.					35' above average building elevation. This provision may not be varied.	—	B	See Section 105.25	<ol style="list-style-type: none"> The design and facilities of the park must emphasize its waterfront location. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

4563B

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

60.81 Bulkheads and Land Surface Modification

1. Bulkheads

- a. General - Bulkheads are permitted in this zone subject to all of the conditions and restrictions of this Section.
- b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for a bulkhead. A permit may also be required from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - A bulkhead may be constructed only if--
 - 1) It is needed to prevent significant erosion due to wave action; and
 - 2) The use of vegetation will not sufficiently stabilize the shoreline to prevent significant erosion.
- d. Prohibited Location - A bulkhead may not be erected within a wetland or between a wetland and the lake.
- e. Design of Bulkhead - The bulkhead must be designed to minimize the transmittal of wave energy to other properties.
- f. Placement of the Bulkhead - The bulkhead may not extend waterward of high waterline unless it is associated with approved fill.
- g. Change in Configuration of the Land - Except as allowed under Paragraphs 2 and 3 of this Section, alteration of the horizontal or vertical configuration of the land must be kept to a minimum.
- h. Backfill - The extent and nature of any backfill proposed landward of the bulkhead must be approved by the City.

2. Land Surface Modification Waterward of the High Waterline.

- a. General - Land surface modification waterward of the high waterline is permitted in this zone subject to all of the conditions and restrictions in this Section.

- b. Required Permit - The City will use Process IIB, described in Chapter 152 of this Code, to review and decide upon an application for a land surface modification waterward of the high waterline. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.
- c. Allowable Reasons - The City may approve an application for a land surface modification waterward of the high waterline only if --
- 1) No unique or significant natural area of flora or fauna will be destroyed; and
 - 2) The land surface modification will not result in erosion of the shoreline or undermine stability of neighboring properties; and
 - 3) Either--
 - a) The application is filed by a public agency to improve navigability, public recreation or public safety; or
 - b) The application is to create a public use or recreation area; or
 - c) The application is for dredging to remove silt or sediment deposited because of severe and unusual erosion or resulting from the existence of a bulkhead on nearby property; or
 - d) At such time as permitted by the Shoreline Master Program the application is for dredging to provide sufficient draft for boat moorages; or
 - e) The application is consistent with an approved Master Plan for a "Development Containing Attached or Stacked Dwelling Units, Restaurants or Taverns and General Moorage Facilities."
- d. Requirements for Dredging - If the land surface modification involves dredging, the following regulations apply:
- 1) Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity on the subject property.
 - 2) The applicant shall restore any beneficial vegetation disturbed during dredging.

3) The dredging shall be the minimum necessary to provide sufficient draft for navigation or moorage.

e. Requirements for Fill - If the land surface modification involves fill, the following regulations apply:

1) Material Used for Landfill - The material used in the landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.

2) Vegetation - Exposed fill areas must be stabilized with vegetation.

3) Public Use Area Required - If the fill is proposed as part of a "Development Containing Attached or Stacked Dwelling Units, Restaurants or Taverns and General Moorage Facilities," part of the high-waterline yard shall be developed as a public use area. The size and design of the public use area must be specifically approved by the City based on the size of the subject property, the use on the subject property, and the ability to use design features to separate the public use area from the private elements of the development.

3. Land Surface Modification Within the High Water Line Yard.

a. General - Land surface modification in the high waterline yard is permitted in this zone subject to all of the conditions and restrictions of this section.

b. Required Permit - The City will use Process I, described in Chapter 145 of this Code, to review and decide upon an application for land surface modification within the High Water Line Yard. This activity may also require a permit from the U.S. Army Corps of Engineers. Consult that agency for further information.

c. Allowable Reasons - The City may approve an application for a land surface modification within the high waterline yard only if--

1) No unique or significant natural area of flora or fauna will be destroyed; and

2) Either--

a) The application is filed by a public agency to improve public safety, recreation, or access; or

- b) The application is part of a development proposal for the subject property and is to improve access to a pier or beach;
 - c) The land surface modification is necessary to provide public access; or
 - d) The land surface modification is necessary to the structural safety of a structure;
 - e) There has been severe and unusual erosion within the one year directly preceding the application and the land surface modification is to restore the shoreline to its configuration prior to this erosion; or
 - f) This application is part of an application for a bulkhead approved under paragraph 1 of this Section. For backfill landward of a bulkhead, see Paragraph 1.h. of this Section.
- d. Material Used for Landfill - The material used in a landfill must be non-dissolving and non-decomposing. The fill material must not contain organic or inorganic material that would be detrimental to the water quality or the existing habitat.
 - e. Use of Vegetation - The applicant shall stabilize exposed areas left after land surface modification with vegetation.
 - f. Disposition of Excavated Materials - Dredging spoils may not be deposited in Lake Washington and may be deposited on the subject property only if this is part of an approved development activity.
- 4. Land Surface Modification Landward of the High Water Line Yard - Land surface modification landward of the high waterline yard is regulated like land surface modifications throughout the City. See Chapter 115 of this Code for those regulations.
 - 5. Emergency Measures - An applicant may erect a temporary bulkhead and take other emergency measures to protect against harm to persons or property resulting from imminent and unanticipated natural hazards. The area modified must be restored to the condition that existed immediately prior to any emergency modification as soon as practicable after the emergency.

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

USE ZONE CHART

Zone PLA 15B	Section 60.80.b1)
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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 Dwelling Unit		None	12,500 sq. ft. per dwelling unit.	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	B	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. 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 provisions of this Code may apply to the subject property. 	
Attached, or Stacked Dwelling Units		See Special Regulation #2	5 acres with no less than 6,200 sq. ft. per unit. See also Special Regulation #3	See Special Regulation #8			50%	See Spc. Regulation #8	D	A	1.7 per unit	<ol style="list-style-type: none"> Must be developed in conjunction with property in Planned Area 15A. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages: <ol style="list-style-type: none"> The first stage will result in approval of a preliminary Master Plan using Process III, Chapter 155. The preliminary Master Plan shall consist of at least the following: <ol style="list-style-type: none"> A site plan which diagrammatically shows the general location, shape and use of the major features of development. A written description of planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the final Master Plan. In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III, Chapter 155. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150, or Process III, Chapter 155, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the preliminary Master Plan. Each phase of the final Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15B is computed using the following formula: (the total lot area in square feet divided by 6200) plus the unit count transferred from Planned Area 15A = The maximum permitted number of dwelling units. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Blvd. and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts. Obstruction of views from existing development lying east of the Burlington Northern Railroad right-of-way must be minimized. 	

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE
5172B/97A/p.2

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.

Exhibit "4" to Ordinance 2834

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

USE ZONE CHART

Zone PLA 15B	Section 60.80.b2)
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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						
											<p>REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 6. Structures, parking areas and roadways must be clustered and located away from areas with soils limitations and outside of the steep ravine located near the middle of Planned Area 15B. 7. Development must be consistent with the policies for development on the Houghton Slope which are specified on pages 212-214 of the Land Use Policies Plan. 8. The City will determine required yards and structure height based on the compatibility of development with adjacent uses and the degree to which development maintains the existing natural characteristics of the slope. 9. Refer to Chapter 85 for regulations regarding development on property containing a regulated slope. 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	

5172B/97A/p.3

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
15B
Section
60.80.b3)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			LOT SIZE	FRONT	SIDE							
Non-Commercial Recreation Area or Club House		Process IIA Chapter 150	12,500 sq. ft.	20'	10' on each side	10'	40%	25' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if it will not adversely impact any residential area that it does not serve. Must provide pedestrian access from locations served by the area or clubhouse. Location and site design must minimize the need for parking. Hours of operation may be limited to reduce adverse impact on a residential neighborhood. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Church		Process IIA Chapter 150	12,500 sq. ft.	20'	20' on each side	20'	60%	25' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Day Care Center		If this use can accommodate 13 or more students or children, then— Process IIB Chapter 152 Otherwise, Process IIA Chapter 150	12,500 sq. ft.	If this use can accommodate 50 or more students or children, then— 50'	50' on each side If this use can accommodate 13 to 49 students or children, then— 20'	50' 20' on each side 20'	60%	25' above average building elevation	D	B	Section 105.25	<ol style="list-style-type: none"> May locate on the subject property only if— <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6' 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 setback from all property lines as follows: <ol style="list-style-type: none"> 20' if this use can accommodate 50 or more students or children. 10' if this use can accommodate 13 to 49 students or children. Otherwise, 5'. An on-site passenger loading area must be provided if this use can accommodate more than 50 students or children. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. May include accessory living facilities for staff persons. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5172B/0147A

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.