

ORDINANCE 2863

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO LAND USE PLANNING AND ZONING, AMENDING ORDINANCE 2346, THE COMPREHENSIVE OR LAND USE PLAN, AND ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE AND ADOPTING PURSUANT TO RCW 35A.14.330, A PLAN AND ZONING REGULATION FOR AN AREA IN PART LYING WITHIN THE CITY AND AN AREA IN PART LYING NORTH OF THE CITY OF KIRKLAND WHICH EXTENDED PLAN AND ZONING REGULATION SHALL BECOME EFFECTIVE FOR THOSE AREAS CURRENTLY WITHIN THE CITY OF KIRKLAND AT SUCH TIME AS SAID AREA OR ANY PORTION THEREOF SHALL, BY ANNEXATION, BECOME A PART OF THE CITY OF KIRKLAND, AND REPEALING ORDINANCE 2856.

Whereas, by Resolution R-3119 as amended by Resolution R-3133, the preparation of an extended plan and zoning regulation pursuant to RCW 35A.14.330 was directed to be prepared for the area designated therein; and

Whereas, thereafter said extended plan and zoning regulation, including proposed amendments to Ordinance 2346 of the comprehensive plan and Ordinance 2740, the zoning ordinance, were prepared by the Department of Planning and Community Development; and

Whereas, during public hearings held November 18, 1984, January 17, January 24 and February 7, 1985, the Kirkland Planning Commission reviewed and considered said extended plan and zoning regulation, and the comments thereon received; and

Whereas, the Kirkland Planning Commission has now recommended to the City Council, adoption of an extended plan and zoning regulation for said area; and

Whereas, subsequently the City Council, pursuant to RCW 35A.14.330 held public hearing on the proposed extended plan and zoning regulation as recommended by the planning commission, with said public hearings being held on February 14, 1985 and April 1, 1985; and

Whereas, following said April 1, 1985 public hearing the City Council modified and then approved as modified the proposed extended plan and zoning regulation; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the proposed extended plan and zoning regulation through the entire consideration and

review 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, now, therefore,

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

Section 1. The extended plan and zoning regulation as set forth in Exhibits A and B attached hereto and by this reference incorporated herein is hereby adopted.

Section 2. Ordinance 2346 as amended, the Kirkland Comprehensive Plan (Land Use Plan) is hereby amended as set forth in said Exhibit A.

Section 3. Ordinance 2740 as amended, the Kirkland zoning ordinance is hereby amended as set forth in Exhibit B, provided that such amendments shall not have the force of land use regulations as to any real property which would otherwise be subject thereto, until such time as said real property lies within the corporate limits of the City of Kirkland as the result of subsequent annexation or otherwise.

Section 4. The Director of Planning and Community Development is hereby authorized and directed to amend the zoning map adopted by Ordinance 2699 to reflect the herein adopted extended plan and zoning regulation subject nevertheless, to the proviso clause set forth in Section 3, above.

Section 5. 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 6. Ordinance 2856, adopted April 1, 1985 purported to adopt the entire extended plan and zoning regulation which is hereinabove adopted. However, Ordinance 2856 as so adopted inadvertently omitted certain portions of said extended plan and zoning regulation. Said omitted portions were included within the scope of the planning commission recommendation, were subject to public testimony during the hearing and were considered and approved by the City Council. This ordinance adopts the entire extended plan and zoning regulation as approved by the City Council on April 1, 1985, and Ordinance 2856 is hereby repealed.

Section 7. This ordinance shall be in force and effect five days from and after its passage by the Kirkland City Council and posting or publication, as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 15th day of April, 1985.

Signed in authentication thereof this 15th day of April, 1985.

Doris Cooper
MAYOR

ATTEST:

Tam F. Johnson
Director of Administration & Finance
(ex officio City Clerk)

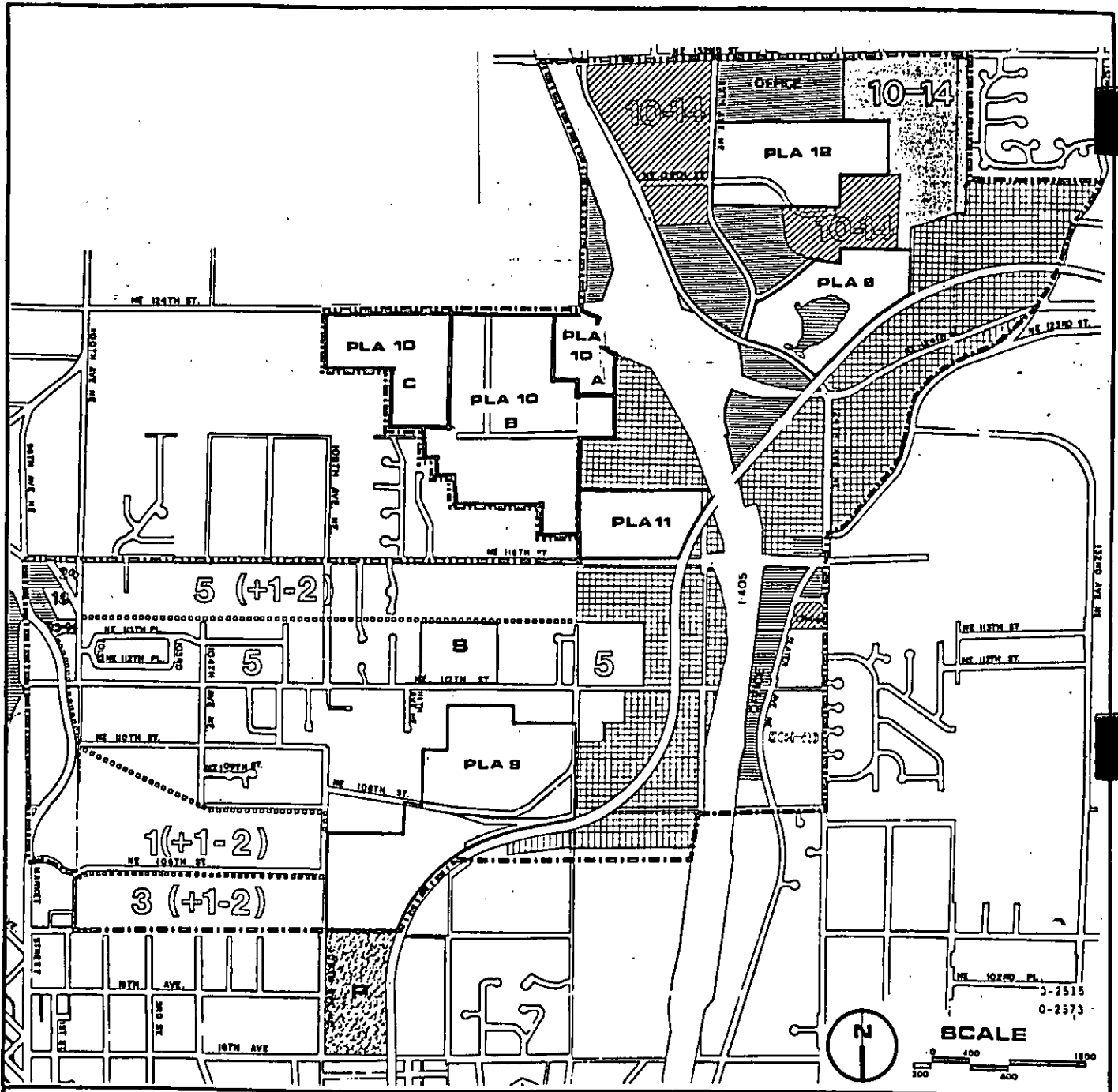
APPROVED AS TO FORM:

Taylor
City Attorney








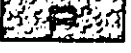


CERTIFICATION OF POSTING

I hereby certify under penalty of perjury that the foregoing ordinance was posted on the 17th day of April, 1985 in accordance with the provisions of RCW 35A.12.160 and City of Kirkland Ordinance No. 2600.

Tam F. Johnson
Clerk



LEGEND

- | | | | |
|---|--|---|-----------------|
|  | Low Density Residential |  | Commercial |
|  | Medium and High Density Residential |  | Industrial |
|  | Maximum Density (in dwelling units/acre) |  | Schools |
|  | Office/Multi-Family |  | Parks |
|  | Planned Area |  | Bodies of Water |

JUANITA/PAR MAC/TOTEM LAKE

PAR MAC AREA

Living Environment

Limited residential uses will continue and be buffered from more intense activities.

There are few residences in the Par Mac area with most homes located along NE 112th Street. There is little opportunity for an expansion of these uses, but existing homes are to be protected from the noise, visual and traffic impacts of adjacent higher intensity activities (see Living Environment Policy 3). Residences along NE 112th Street can be effectively separated from industrial activities by vegetative buffers and existing topographic features. Residential uses in this pocket of homes will remain at low density (4 to 5 dwelling units per acre).

Planned Areas

The rationale for Planned Areas is explained.

Within the Par Mac area, some lands have been designated as "planned areas". These designations are based on unique conditions including topographical constraints; use conflicts with adjacent residential areas; and large parcel ownership. It is felt that the complex problems unique to each of these Planned Areas can best be overcome through a unified, planned development of the area as a whole. Each Planned Area is discussed separately. The numbering corresponds with that found in Figure 39.

Planned Area 10: NE 124th Street

Office or freeway commercial uses may be permitted in Planned Area 10.

The Planned Area at the far north end of Par Mac is land that is currently zoned for light industry and low density residential use. The district extends from NE 124th Street south to include the heavily vegetated hill. The land is across from commercial uses to the north and abuts low density residential to the west. Possible uses could include office or freeway oriented commercial. Residential uses may not be desirable due to

JUANITA/PAR MAC/TOTEM LAKE PAR MAC AREA

adjacent economic activities and the freeway noise. However, to forestall strip development along NE 124th Street (see Economic Activities Policy 7); permitted commercial activity should be primarily freeway oriented and subject to the standards developed for other commercial activities around the NE 124th Street/116th Avenue NE intersection. These standards may be found in the Totem Lake Economic Activities section.

Development of Planned Area 10 will be subject to the following standards:

Standards for development of Planned Area 10 are listed:

- (1) Any development located within this area should be a coordinated effort encompassing the entire hill both within and a limited distance outside the City boundary. This development should not extend farther west than the existing commercial activities on the north side of NE 124th Street.
- (2) Any development should preserve the hill and maintain much of the wooded cover. Additional vegetative cover may be required to visually separate activity on the hill from residential uses to the west and industrial activity towards the south.
- (3) Access to this property may be improved by an extension of 116th Avenue NE between NE 116th and NE 124th Streets. Development of this area should not be permitted until provisions for this arterial extension have been made (see the Par Mac Public Service/Facilities section).

Planned Area 10 natural and man-made features are described.

The Planned Area at the southwest quadrant of the I-405 and N.E. 124th Street interchange is an extension of the Totem Lake/Par Mac commercial/industrial area lying to the east and north (see Figures 38 and 39). The Planned area includes a large vegetated hill in the northeast corner, a large interior valley, an extensive vegetated and potentially unstable slope in the south and a major wetland associated with Juanita Creek. Current land uses include agriculture, a few single-family residences, a church, offices and restaurants. Land use to the south and west is single-family residential.

Planned Area 10 is subdivided into three subareas by natural features.

The planned area is divided into three subareas, based on natural features. Major considerations for development are preserving the slope and wetland features, insuring compatibility with adjacent residential uses, and limitation of traffic impacts on adjacent arterials.

Subarea 10A:

Planned Area 10A is described. Freeway commercial uses and offices should be permitted.

This subarea extends south from N.E. 124th Street to include the northern and eastern portions of the heavily vegetated hill located southeast of the intersection of N.E. 124th St. and 120th Ave. N.E. Permitted uses should be commercial due to the adjacency of the freeway and existing commercial uses. However, to forestall strip development along N.E. 124th Street (see Economic Activities, Policy 7), permitted commercial activity should primarily be freeway oriented or office uses and be subject to the standards specified for other commercial activities around the N.E. 124th Street/116th Avenue N.E. intersection. (See the Totem Lake Economic Activities section).

Aesthetic and design values of the hill are described

A major natural topographic feature in this area is a hill which is visible throughout the Totem Lake area. The

hill has a small but dense cluster of mature coniferous and deciduous trees along its ridge and it provides a welcome natural counterpoint to the man-made landscape in the rest of the Totem Lake area. The hill represents a valuable urban design asset to the community, particularly due to its prominent location and visibility from both I-405 and virtually the entire Totem Lake and upper Juanita areas. (See Policy 1, Natural Element Policy 2)

Development of Planned Area 10A should be subject to the following standards:

Standards are listed for development of Planned Area 10A.

1. Development should preserve the hill form and maintain much of the wooded cover. Additional vegetative cover may be required to enhance the hill feature.
2. Access should be from 120th Avenue N.E., where possible, or if necessary, N.E. 124th Street. Development may modify the hill mass and slope only to allow reasonable private access through the property to all or part of Subarea 10B; provided that (a) no significant adverse traffic impacts result, (b) that the access road orient westwardly around the hill form and (c) that if adjacent land in Planned Area 10B is available then this shall be utilized to further preserve the hill form.

Natural features of Planned Area 10B are described.

Subarea 10B:

This subarea extends to the west and south of Planned Area 10A (see figure 39). Prominent physical features include the western slope of the hill in Planned Area 10A, (see preceding discussion) a heavily vegetated and potentially unstable slope forming much of the southern boundary of the

subarea, and a small wetland. The vegetated slope provides a natural and extensive buffer to the established single-family neighborhood to the south. The wetland is the eastern most extension of a major wetland associated with Juanita Creek. However, the majority of the wetland lies in Subarea C.

Present land use is discussed.

Present land use within Subarea B includes limited agricultural uses (grazing); some single-family houses, offices, and a church. Much of the area is vacant or fallow. Access to this area is from N.E. 124th Street via 113th Avenue N.E. and N.E. 120th Street. Currently, utility service to this area is inadequate as is the existing road system.

Residential development is not appropriate.

Residential development in this area could not be adequately separated from adjacent industrial and commercial uses. Residential development also would compound the already major traffic congestion on N.E. 124th Street and the I-405 Interchange by adding to the peak hour traffic flow in the direction of peak flow. In addition, residential development could involve utilization of the significant natural features and therefore jeopardize their preservation.

Office and business park uses are desirable.

Office or business park uses located in the area could cluster development away from the steep slopes and wetland, thus insuring their preservation, while providing for a reasonable use of the land. Current uses to the east and in part to the north include offices, light industrial, and retail uses which are complementary to office and business park uses. In addition, development of business park uses adjacent to a freeway interchange best utilizes the existing road network and provides a reverse commute situation whereby extra capacity on N.E. 124th Street is utilized.

Master Plan for development is encouraged.

Standards are listed for development of Planned Area 10B.

In order to best assure preservation of the natural features and protection of adjacent residential uses, while providing a coordinated plan for development and provision of utilities and roadways, development of Planned Area 10B should be subject to the following standards:

1. Development of the entire area, or a major portion, should be consistent with an approved master plan. Such a plan should designate building placement, utility provision, roadway network, use types (within the master plan area), building bulk, open space, natural feature preservation and access to parcels which are outside of the scope of the master plan. Without a master plan, permitted uses, access points, building bulk, and building placement should be limited.
2. Development should preserve the hill form which extends from PLA 10A and maintain much of the wooded cover. Additional vegetative cover may be required to enhance the hill form. Access between PLA 10A and PLA 10B will be permitted. (See Planned Area 10A discussion.) The extent of PLA 10B that may utilize access through PLA 10A will be determined by the City through the appropriate review process.
3. The heavily vegetated and potentially unstable slope in the southern portion of the subarea should be preserved to provide a vegetated and topographic buffer to the single family neighborhood to the south.
4. The significant wetland should be preserved. Development should be precluded within and immediately adjacent to the wetland.

5. Primary access to Subarea B should be from N.E. 124th Street at only one access point. If necessary to provide for the smooth flow of traffic, signalization of this point of access or other measures may be required to mitigate the impacts of development. Secondary access to 120th Avenue N.E., through the use of the existing private road to the east, is desirable. Every reasonable opportunity should be used to secure access to 120th Avenue N.E. Improvements to the private road and the intersection of this road and 120th Avenue N.E. may be necessary. Access to N.E. 116th Street adjacent to PLA 11 may be permitted if access to 120th Avenue N.E. is not available at the time of master plan approval and if traffic circulation in the vicinity will adequately function, traffic impacts can be mitigated and impacts to adjacent residential uses can be minimized.
6. Direct access to Subarea C, if possible, should be provided. However, such access should be precluded if it would involve development on the slope or in the identified wetland.
7. Where adjacent to residential uses development should include appropriate setbacks and visual screening.

Natural features of
Planned Area 10C are
described.

Subarea 10C:

This subarea contains a significant wetland associated with Juanita Creek, as well as a continuation of the potentially unstable heavily vegetated slope found in Subarea B. The wetland, together with the slope, provide an extensive natural buffer to the single-family neighborhoods to the south and west.

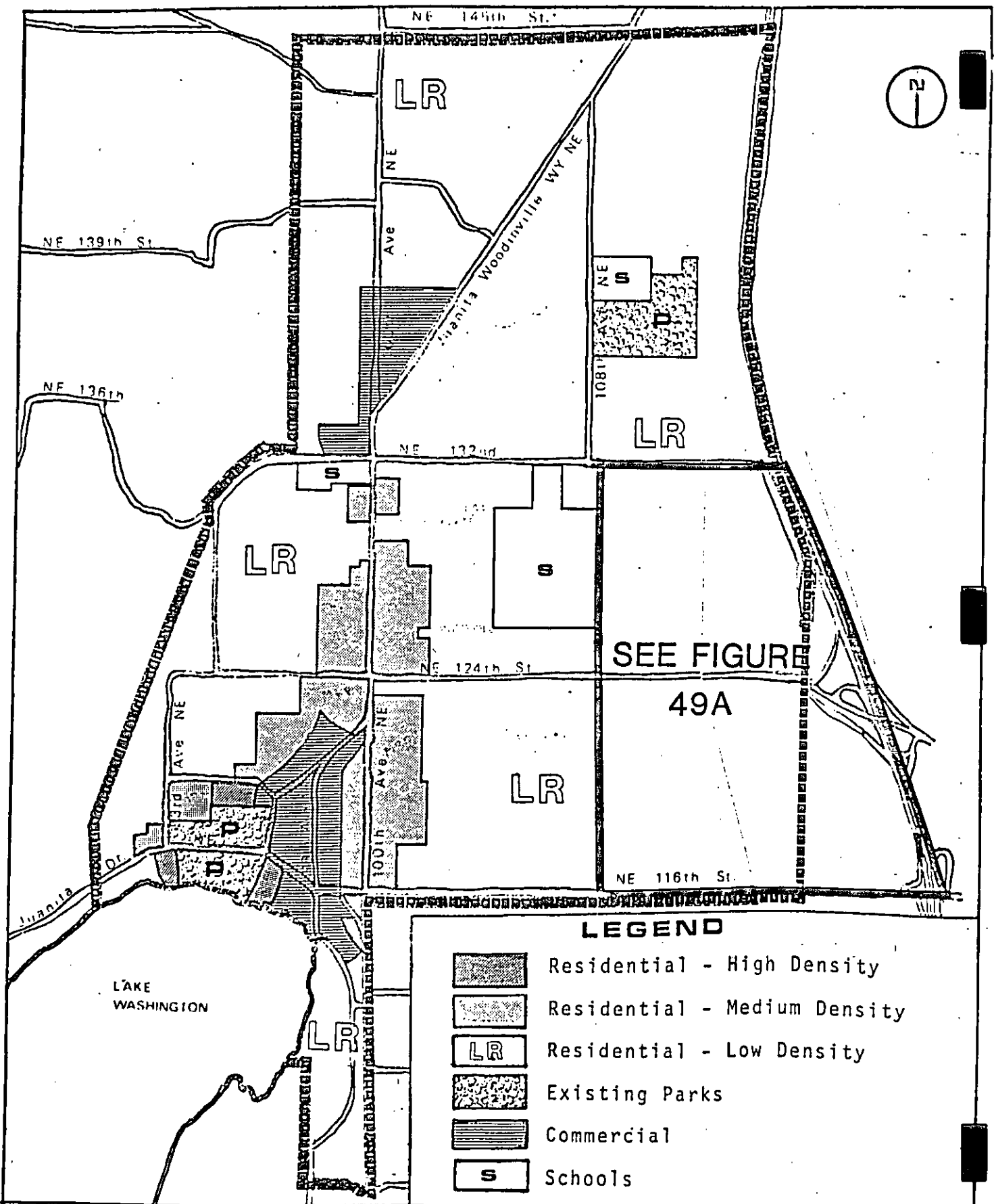
Residential uses are inappropriate. Office uses are desirable.

The adjacency and interrelationship of this subarea with Subarea B make residential use inappropriate. As discussed for Subarea B, residential uses within this subarea also would exacerbate already congested traffic conditions. In addition, preservation of the slope and wetlands would leave little usable land for a residential subdivision. Office uses which are limited in bulk would provide for a reasonable use of the land, as well as allow for preservation of the wetlands and the slope and provide compatibility with adjacent residential uses. Accordingly, development of offices in Planned Area 10C should be subject to the following standards:

Standards are listed for development of Planned Area 10C.

1. All building placement, internal roadways and utility services must be approved through a single hearing process.
2. The heavily vegetated and potentially unstable slope in the southern and western portion of the subarea should be preserved to provide a vegetated and topographic buffer to the single-family neighborhood to the south.
3. The significant wetland should be preserved. Development should be precluded within and immediately adjacent to the wetland.

4. Access through PLA 10B is encouraged. If this is not readily available, access should be from one point on N.E. 124th Street which is located to coincide with an access point on the north side of the street. Improvements to N.E. 124th Street, as needed to mitigate all traffic impacts should be made.
5. Structures should be compatible in scale and design with nearby residential uses.
6. Development should be separated from the single-family residential neighborhood to the west by a wide site obscuring landscaped area.



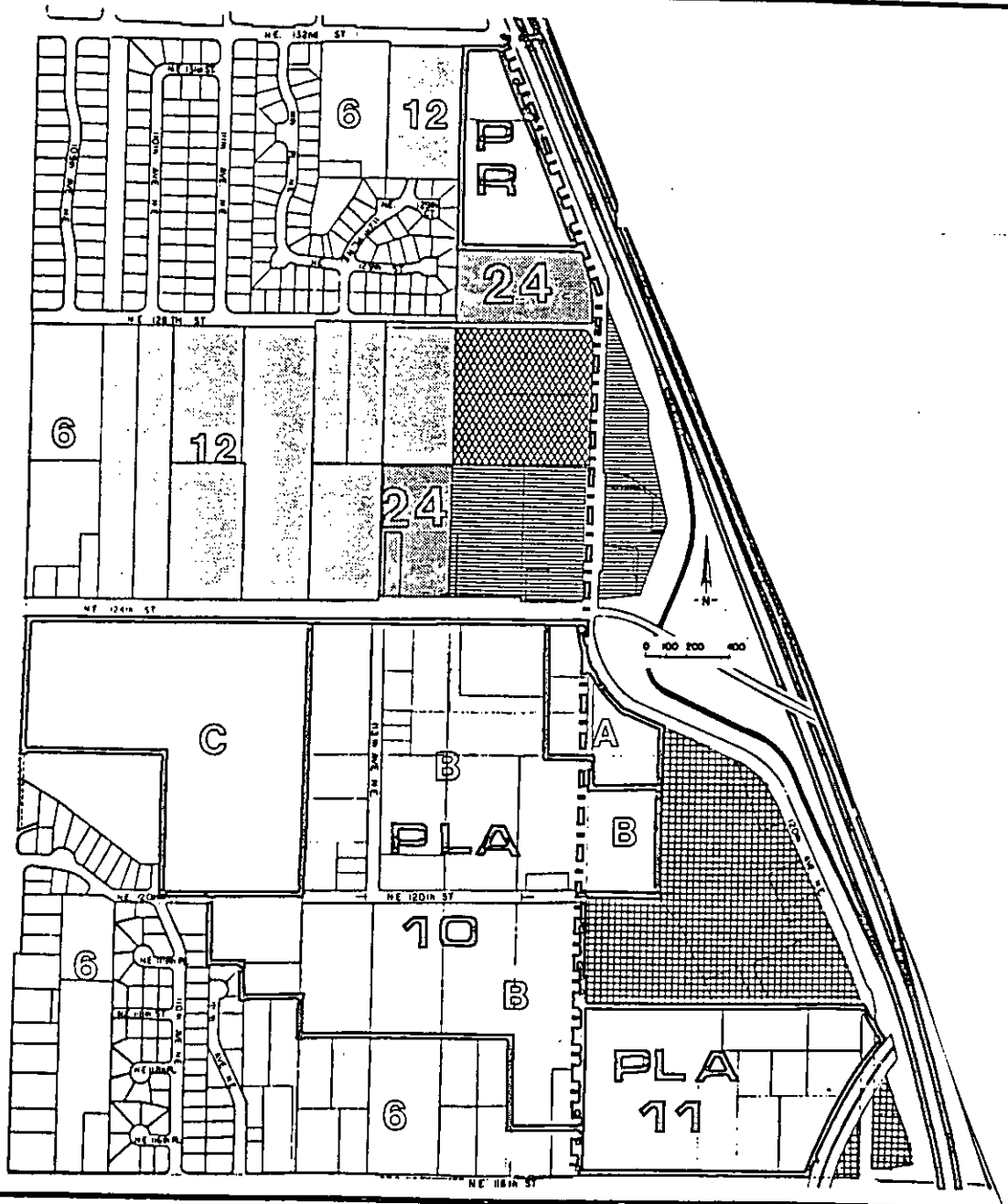
LEGEND

	Residential - High Density
	Residential - Medium Density
	Residential - Low Density
	Existing Parks
	Commercial
	Schools

FIGURE 49

NORTHSHORE Planning Area

JUANITA LAND USE



LEGEND




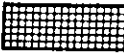





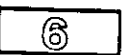
- | | | | |
|---|----------------------------|---|--|
|  | Low Density Residential |  | Commercial |
|  | Medium Density Residential |  | Industrial |
|  | High Density Residential |  | Office |
|  | Office/Multi-Family |  | Park n Ride |
|  | Planned Area |  | Maximum Density (in dwelling units/acre) |

FIGURE 49A

NORTHSHORE Planning Area JUANITA

LAND USE

NORTHSHORE PLANNING AREA JUANITA

install along the Interstate informative signing related to services and activity areas and

- (7) Other applicable standards relating to such developments in a freeway interchange area (see Economic Activities Policy 4).

South of this commercial area, on the south side of NE 124th Street, is part of the City of Kirkland's Planned Area 10, in the Par Mac area. Within the City of Kirkland, some lands have been designated as Planned Areas. These designations are based on unique conditions including topographical constraints, use conflicts with adjacent residential areas and large parcel ownerships. It is felt that the complex problems unique to each of these Planned Areas can best be overcome through a unified, planned development of the area as a whole.

The rationale for Planned Areas is explained:

Planned Area 10: NE 124th Street

The Planned Area at the southwest quadrant of I-405 and NE 124th Street is land that is currently zoned for light industry and low density residential use. The district extends from NE 124th Street south to include the heavily vegetated hill. Part of the area is in the City of Kirkland and the eastern half is in present King County jurisdiction (in the Juanita area of the Northshore). The land is across from commercial uses to the north and abuts low density residential to the west. Possible uses could include office or freeway oriented commercial. Residential uses may not be desirable due to adjacent economic activities and the freeway noise. However, to forestall strip development along NE 124th Street (see Economic Activities Policy 7),

Office or freeway commercial uses may be permitted in Planned Area 10.

NORTHSHORE PLANNING AREA JUANITA

-permitted-commercial-activity-should
-be-primarily-freeway-oriented-and
-subject-to-the-standards-developed-for
-other-commercial-activities-around-the
-NE-124th-Street/116th-Avenue-NE-inter-
-section.--These-standards-may-be-found
-in-the-Totem-Lake-Economic-Activities
-section:

Standards-for-develop-
ment-of-Planned-Area
10.

Development-of-Planned-Area-10-will
be-subject-to-the-following-standards:

- (1) - Any development located within this area should be a coordinated effort encompassing the entire hill both within and a limited distance outside the City boundary. This development should not extend farther west than existing commercial activities on the north side of NE-124th Street.
- (2) - Any development should preserve the hill and maintain much of the wooded cover.-- Additional vegetative cover may be required to visually separate activity on the hill from residential uses to the west and industrial activity towards the south.
- (3) - Access to this property may be improved by an extension of 116th Avenue NE between NE-116th and NE-124th Streets.-- Development of this area should not be permitted until provisions for this arterial extension have been made (see the Par Mac Public Service/Facilities section in the Juanita/Par Mac/Totem Lake neighborhood):

Industrial area east of 116th Avenue NE and north of NE 116th Street is to remain in light industrial use subject to standards. Buffering with residences to the west is required.

South of the Planned Area 10 and east of 116th Avenue NE, in the City of Kirkland limits, is an industrial area centered in the Northwest Construction area. This area is discussed in detail in Juanita/Par Mac/Totem Lake neighborhood. Industrial uses are to continue subject to standards. Of

- (4) NE 124th Street is to be improved as a major arterial at urban standards from I-405 to 100th Avenue NE.
- (5) NE 124th Street and 93rd Avenue NE are to be improved as an urban collector from 100th Avenue NE to Juanita Drive.
- (6) NE 132nd Street is to be improved as a secondary arterial developed at urban standards from I-405 to 100th Avenue NE. Bikeways and sidewalks are to be part of this project.
- (7) Development of the land on the north and south sides of NE 124th Street should provide for the continuation of 108th Avenue NE as a local collector street. Walkways will be necessary.

N.E. 128th Street is temporarily closed to through traffic by a cul-de-sac at approximately 114th Ave. N.E. In order to prevent disruption of the adjacent single-family neighborhood, this closure should be made permanent. Multi-family zoned land adjacent to this portion of N.E. 128th Street should access from N.E. 124th Street. Where direct access to N.E. 124th Street is not possible, permitted dwelling units should be allowed to be transferred southward to adjacent properties that have direct access to N.E. 124th Street. If this unit transfer is not possible, then the land adjacent to N.E. 128th Street should be developed with low density residential uses at a density of no greater than five units per acre. In all cases, development should not intrude into the wetlands surrounding Juanita Creek nor should the heavily vegetated slope adjacent to N.E. 128th Street be significantly impacted or altered.

There are many proposed pedestrian walkways/bikeways in the Juanita area. These are shown in Figure 51.

Proposed pedestrian walkways/bikeways shown in Figure 51.

There is a proposed Metro Park and Ride facility on the west side of I-405 between NE 128th Street and NE 132nd Street. It will be important to provide the best possible access to and from NE 132nd Street, possibly with signalization and left turn lanes to minimize congestion and facilitate turning movements near the facility.

Proposed Metro Park and Ride facility.

The Norway Hill Elementary School is to be developed as a shared school facility for the Northshore and Lake Washington School Districts. This facility will benefit the Juanita area.

Norway Hill Elementary School will benefit this area.

King County Library District is proposing to acquire land for the development of an Area Center Library and Multi-purpose Center in the Juanita area.

Proposed library and multi-purpose center.

MAY 1977

450

115. Changing Message Center - An electronically controlled public service time and temperature sign, message center, or readerboard where different copy changes of a public service or commercial nature are shown on the same lampbank.
120. Church - An establishment, the principal purpose of which is religious worship, and for which the principal building or other structure contains the sanctuary or principal place of worship, and which includes related accessory uses.
125. City Manager - The chief administrative official of the City.
130. Clustered Development - The grouping or attaching of buildings in such a manner as to achieve larger aggregations of open space than would normally be possible from lot by lot development at a given density.
135. Code (this) - The Code of the City of Kirkland adopted as Title 23 of the Kirkland Municipal Code.
140. Commercial Recreation Area and Use - An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.
- 0-2771 { 145. Commercial Zones - BN; BC; CBD; FC-I; FC-II; PLA 4, PLA 8, PLA 10A and PLA 13.
150. Common Open Space Suitable for Many Activities - Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area--
- a. Is not covered by buildings, parking or driving areas of impervious surfaces; and
 - b. Is not covered by dense vegetation that impedes access; and
 - c. Does not contain a slope of more than 15%.
155. Community Recreation Area or Clubhouse - An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a non-profit club or organization whose membership is limited to the residents within a specified geographic area.

APRIL, 1984

8 OCTOBER, 1983 (Ordinance 2771)

- 560. Natural Materials - Materials chemically unaltered from their natural state.
- 565. Noise - The intensity, duration and character of sound from any and all sources.
- 570. Non-Conformance - Any use, structure, lot, condition, activity or any other feature or element of private property or the use or utilization of private property that does not conform to any of the provisions of this Code or that was not approved by the City through the appropriate decision-making process required under this Code.
- 575. Occupant - A person that legally occupies a structure.
- 580. Odor - Stimulus affecting the olfactory nerves.
- 585. Off-Site directional Sign - A sign which directs to a business or to merchandise, service, real estate, goods or entertainment which are sold, produced or furnished at a place within the City other than the property on which the sign is located.
- 590. Office Use - A place of employment providing services other than production, distribution or sale or repair of goods or commodities. The following is a nonexclusive list of office uses: medical, dental or other health care; veterinary, accounting, architectural, engineering, consulting or other similar professional services; management, administrative, secretarial, marketing, advertising, personnel or other similar personnel services; sales offices where no inventories or goods are available on the premises, real estate, insurance, travel agent, brokerage or other similar services. The following uses are specifically excluded from the definition of office: banks, loan companies and similar financial institutions.
- 595. Office Zones - The following zones: PO; PR 5.0, PR 3.6, PR 2.4; PR 1.8; PLA 3; PLA 5 B, C; PLA 6 3, D; PLA 10 B, C; PLA 11; PLA 13B; FC-I; FC-II; FC-III.
- 600. Official Newspaper of the City - The publication designated by Ordinance or Resolution to contain official newspaper publications for City government.
- 605. Official Notification Boards of the City - The bulletin boards in the public areas of City Hall and the Kirkland Public Library.

0-2771 {
(

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

USE ZONE CHART

Zone
PLA 10
Section
60.55.a

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Restaurant or Tavern		Process 11A Chapter 150	20'	10' on each side	10'	80%	38' above average building elevation	B	E	1-per each 100 sq. ft. of gross floor area	1. No modification to the hill mass or slope and no tree removal is permitted above the 200 foot contour line based on the King County Datum Point. In addition, no structure or building may be located above that contour line. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor use or facilities are not permitted. 4. Refer to Chapter 1 to determine what other provision of this code may apply to the subject property.	
Hotel or Motel		Process 11A Chapter 150	20'	10' on each side	10'	80%	38' above average building elevation	B	E	See Section 105.25	1. No modification to the hill mass or slope and no tree removal is permitted above the 200 foot contour line based on the King County Datum Point. In addition, no structure or building may be located above that contour line. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor use or facilities are not permitted. 4. May include meeting and convention facilities as part of this use. 5. Refer to Chapter 1 to determine what other provision of this code may apply to the subject property.	
Office Use		Process 11A Chapter 150	20'	5', but 2 side yards must equal at least 15'	10'	70%	38' above average building elevation	B	E	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq. ft. of gross floor area Otherwise 1 per each 300 sq. ft.	1. No modification to the hill mass or slope and no tree removal is permitted above the 200 foot contour line based on the King County Datum Point. In addition, no structure or building may be located above that contour line. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor use or facilities are not permitted. 4. Refer to Chapter 1 to determine what other provision of this code may apply to the subject property.	

For other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
For information of the regulations in this category, see Chapter 95.
For details of what may exceed this height limit, see Chapter 115.
For details regarding required yards, see Chapter 115.

Footnotes

Exhibit B 0-2863

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

USE ZONE CHART

Zone
PLA 10
Section
60.55b

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY							
			LOT SIZE	FRONT	SIDE				REAR						
Public Utility	Process 11A Chapter 150	None	-20'	-10' on each side	-10'	70%	30' above average building elevation.	F	B	See Section 105.25	1. 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. 2. No modification to the hill mass or slope and no tree removal is permitted above the 200-foot contour line based on the King County Datum Point. In addition, no structure or building may be located above that contour line. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.				
Government Facility	Process 11A Chapter 150	None	-20'	-10' on each side	-10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25	1. No modification to the hill mass or slope and no tree removal is permitted above the 200-foot contour line based on the King County Datum Point. In addition, no structure or building may be located above that contour line. 2. Access must be directly from 120th N.E. or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor use or facilities are not permitted.				
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Sp. Reg. #2	See Section 105.25	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.				
Public Park	If one acre or more, then Process 11A Chapter 150. Otherwise, none.	None	Will be determined on a case-by-case basis.				If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	--	B	See Section 105.25	1. No modification to the hill mass or slope and no tree removal is permitted above the 200-foot contour line based on the King County Datum Point. In addition, no structure or building may be located above that contour line. 2. The design of the park must serve the needs of the area in which it is located. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5656A				

For other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
For information of the regulations in this category, see Chapter 95.
For details of what may exceed this height limit, see Chapter 115.
For details regarding required yards, see Chapter 115.

Footnotes

Exhibit B 0-2863

USE ZONE CHART

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

REGULATIONS
USE

USE	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
Restaurant or Tavern	Process IIB Chapter 152	None	20'	10' on each side	10'	80%	30' above average building elevation.	B	E	1 per each 100 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor storage is not permitted. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Hotel or Motel	Process IIB Chapter 152		20'	10' on each side	10'	80%	30' above average building elevation.	B	E	See Section 105.25	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor storage is not permitted. 4. May include meeting and convention facilities as part of this use. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Office Use	Process IIB Chapter 152	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	B	E	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area Otherwise, 1 per each 300 sq.ft.	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 3. Outdoor storage is not permitted. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>9367B/195A(p.1)</p>

8782B/195A(p.1)

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
10A
Section
60.55b

REGULATIONS
USE

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				
		FRONT	SIDE	REAR							
Public Utility Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation.	E	B	See Section 105.25	<ol style="list-style-type: none"> 1. 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. 2. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 3. Access must be directly from 120th N.E., or must be coordinated with commercial development to the west and must be from N.E. 124th. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Government Facility Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	See Section 105.25	<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.
Public Park If one acre or more, then-- Process IIA Chapter 150 ----- Otherwise, none	None		Will be determined on a case-by-case basis			If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be maintained. Supplemental plantings may be required. 2. The design of the park must serve the needs of the area in which it is located. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

3782B/195A(p.3)

8782B/195A (p. 4)

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 10B	Section 60.55c
----------------------------------	--------------------------

USE

REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
	FRONT	SIDE	REAR						

SPECIAL REGULATIONS

Business Park (See Special Regulation #1)

Must be an approved Master Plan see Special Regulation #2.

25 acres

30' 20' (See Special Regulation #1)

20'

80%

If closer than 100' to a low density zone, 25' above average building elevation

Otherwise, the lower of 6 stories or 60 ft. Also see Special Reg. #5

As established in the Master Plan (See Special Regulation #2.)

1. The following business park uses are permitted: Office, wholesale trade, wholesale printing or publishing, manufacturing of electrical equipment, manufacturing of scientific or photographic equipment, packaging of prepared materials, manufacturing of textile or leather products from pre-prepared material, manufacturing of paper products from pre-prepared material, manufacturing of drugs, manufacturing of plastic products from pre-prepared material, ancillary warehouse and other compatible uses if approved within the Master Plan. Accessory uses (such as restaurant, day-care or limited sports facilities) intended for the use of the tenants of the subject if approved within the Master Plan are permitted.
2. This use requires an approved Master Plan. Approval of the Master Plan shall be through Process III, Chapter 160. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, landscaping and access to any of the parcels within the planned area which are not within the Master Plan area.
3. Subsequent to Master Plan approval, a deviation, as determined by the Planning Official, must be approved through Process I, Chapter 145; except deviations for increased height or gross floor area which must be approved through Process III, Chapter 160.
4. Required yards pertain only to the perimeter of the subject property.
5. Development must be compatible in height and placement with adjacent low density residential uses. Development of the subject property must be designed to minimize view obstruction to properties to the south.
6. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area.
7. Primary access shall be to N.E. 124th Street and at only one point. Secondary access points onto N.E. 124th Street are prohibited. Secondary access to 120th Avenue N.E. should be utilized if available. In the case that secondary access to 120th Avenue N.E. is not available at the time of master plan approval, the City may permit access to N.E. 116th Street. Analysis at that time must establish traffic impacts to the circulation system and to adjacent residential uses to aid in determining the appropriateness of this access point.
8. A 50 foot wide site obscuring landscaped buffer must be provided adjacent to any low density residential zone.
9. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on or offsite traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts.
10. Outdoor storage is prohibited.
11. The discharge of any substance which creates any impact detrimental to the environment or adjacent residents is not permitted.
12. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental plantings may be required.
13. Development is prohibited within the regulated slope in the southern portion of the planned area.
14. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands.
15. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
16. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

9367B/195A(p.2)

Footnotes

For other information about parking and details of the regulations in 9367B/195A, refer to the regulations in 9367B/195A for information of the regulations. For details of what may be required for details regarding

Exhibit B
 0-2853
 Page 53

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

USE ZONE CHART

Zone
PLA 10B
Section
60.55d

REGULATIONS

USE

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS					SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
Office Use	None	7,200	20	5', but 2 side yards must at equal 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation --- Other-wise 30' above average building elevation	C	D	One per 300 sq. feet of gross floor area	<ol style="list-style-type: none"> 1. Primary access shall be to N.E. 124th Street, at only one access point for the entire planned area. Secondary access to N.E. 124th Street is prohibited. 2. Secondary access is permitted to 120th Avenue N.E. if available. 3. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. 4. Development is prohibited within the regulated slope in the southern portion of the planned area. 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and offsite traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 6. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Church	Process IIA Chapter 150	None	20	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation --- Other-wise 30' above average building elevation	C	D	See Sect. 105.25	<ol style="list-style-type: none"> 1. Primary access shall be to N.E. 124th Street at only one access point for the entire planned area. Secondary access to N.E. 124th Street is prohibited. 2. Secondary access is permitted to 120th Avenue N.E. if available. 3. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. 4. Development is prohibited within the regulated slope in the southern portion of the planned area. 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and offsite traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 6. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

9367B/195A(p.6)

Footnotes

For other information about parking and parking areas, see Chapter 90.
For details of the regulations in this category, see Chapter 90.
For information of the regulations in this category, see Chapter 90.
For details of what may exceed this height limit, see Chapter 90.
For details regarding required yards, see Chapter 90.

Exhibit B 0-2863

USE ZONE CHART

Zone
PLA 10B

Section
60.55e

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

SPECIAL REGULATIONS

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				REQUIRED PARKING SPACES
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
USE	Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If closer than 100' to a low density zone, 25' above average building elevations ----- Otherwise 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. 2. Primary access must be to N.E. 124th Street through one access point for the planned area. Secondary access to N.E. 124th Street is prohibited. 3. Outdoor uses are not permitted. 4. 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. 5. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 6. Development is prohibited within the regulated slope in the southern portion of the planned area. 7. Any building'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. 8. Traffic may not significantly impact any residential neighborhood. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%		D	B	See Section 105.25		
Public Transit Shelter	None	None	None	None each side	None	100%	15' above average building elevation.	--	See Sp. Reg. #2	None	<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. 	
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be maintained. Supplemental planting may be required. 2. Primary access must be to N.E. 124th Street through one access point for the subarea. Secondary access to N.E. 124th Street is prohibited. 3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 4. Development is prohibited within the regulated slope in the southern portion. 5. The design of the park must serve the needs of the area in which it is located. 6. 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. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

9367B/195A(p.4)

Footnotes

- For other information about parking and parking areas, see Chapter 115.
- For details of the regulations in this category, see Chapter 115.
- For information of the regulations in this category, see Chapter 115.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

Exhibit B 0-2863

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

USE ZONE CHART

Zone
PLA
10C

Section
60.55f

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
				FRONT	SIDE	REAR							
Office Uses		Process IIB Chapter 152	7,200	20'	5', but two side yards must equal at least 15'	10'	70%	If closer than 100' to a low density zone, 25' above average building elevation Otherwise 30' above average building elevation	C	D	If medical, dental, or veterinary office, then one per each 200 sq. ft. gross floor area Otherwise one per each 300 sq. ft. gross floor area	<ol style="list-style-type: none"> 1. Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. 2. No structure, roadway or land surface modification is allowed on any regulated slope. 3. Only one access point to N.E. 124th Street is permitted. This access must be aligned with an access point adjacent to the north. 4. No development is permitted within 50 feet of a low density zone. Where necessary, for visual screening, site obscuring landscaping must be provided within this area. 5. Vehicular circulation on the subject property must be designed to mitigate traffic impacts. The City may require on and off-site traffic control devices, roadway improvements, or limit development, if necessary, to further reduce traffic impacts. 6. Any structures horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	

B/195A (p.11)

8782A/195A (p.12)

Exhibit B 0-2863

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.

Page

USE ZONE CHART

Zone PLA 10C	Section 60.55g
------------------------	--------------------------

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

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS			REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			FRONT	SIDE			REAR	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			SIGN CATEGORY
				REAR	FRONT							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impacts on the wetlands. 2. No structure, roadway or land surface modification is allowed on any regulated slope. 3. Any building horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115, entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 4. 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. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	D	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Sp. Reg. #2	None		
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25		

'82B/195A(p.13)

8782B(p.14)

Exhibit B 0-2863

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 100.
 For details of what may exceed this height limit, see Chapter 115.