

ORDINANCE NO. 2939

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, COMPREHENSIVE PLANNING AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, KIRKLAND ZONING ORDINANCE, AND AMENDING ORDINANCE 2346 AS AMENDED, THE LAND USE POLICIES PLAN (COMPREHENSIVE PLAN), (FILE NO. IV-85-8).

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended and certain portions of the Land Use Policies Plan (Comprehensive Plan) for the City, Ordinance 2346 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated January 29, 1986 and bearing Kirkland Department of Planning and Community Development File No. IV-85-8; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on January 16, 1986, held a public hearing on the amendment proposals and considered the comments received at said hearing, as well as the recommendations made by the Houghton Community Council; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination 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 environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission, as well as a timely filed challenge of said recommendation.

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

Section 1: Land Use Policies Plan text amended: The following specific portions of the text of Ordinance 2346 as amended, the Land Use Policies Plan, be and they hereby are amended to read as follows:

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Although most of Sub-Area (B) is undeveloped, there are three single-family homes and a large apartment complex which terraces up the slope and bisects the area.

The primary objectives for development in PLA 15 are to maximize public access, use and visual access to the lake and to maintain the natural characteristics and amenities of the Houghton Slope.

The primary objectives for development in Planned Area 15 are to maximize public access to and use of the waterfront, to maximize visual access to the lake for the public from Lake Washington Boulevard and to minimize encroachment of development on the natural characteristics and amenities of the Houghton Slope. In addition, development should occur in such a manner that impacts to existing development in the vicinity are minimized. Impacts of particular concern include view obstruction, traffic volume and movement, noise and glare from uses of higher intensity, and compatibility of building scale. While the potential public benefits from development in Planned Area 15 are considerable and should not be diminished in importance, these benefits should be achieved in a manner that offers property owners in Planned Area 15 reasonable development opportunities and effective incentives to provide the desired public benefits. Policies to achieve these objectives are described below.

Sub-Area (A) should be developed with a mixture of uses. ~~THE~~
~~PROPOSED/USE~~
Residential develop-
ment should be allowed
~~YESTERDAY~~ at
a density of 12
dwellings per acre.
Unit count may be
transferred to

Sub-Area (A), west of Lake Washington Boulevard, should be developed with a mixture of uses. Like the shoreline areas lying immediately to the north and south, ~~THE/PROPOSED/USE/IN/SUB-AREA/(A)~~
~~SHOULD/BE~~ residential development
in Sub-Area (A) should be allowed at
a density of 12 dwelling units per
acre. However, a density bonus at
up to two units per acre would be

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appropriate if public benefits are incorporated into development. As a means of minimizing waterfront development and providing greater public use and visual access opportunities, some of the permitted unit count should be encouraged to be transferred to Sub-Area (B) lying east of Lake Washington Boulevard.

"Water dependent" and "water oriented" commercial uses should be included.

In addition to residential uses, Sub-Area (A) also should include nonresidential uses which provide opportunities for greater public use and enjoyment of the waterfront. Highest priority should be given to uses such as marinas which are "water dependent". These uses should be encouraged to incorporate public use amenities such as short-term moorage, access to piers for fishing, strolling or other activities and boat launching facilities.

Also desirable in Sub-Area (A) are commercial uses which enhance the public orientation of the waterfront. Restaurants, small retail shops, museums, theaters and other similar uses should be permitted if they are oriented to and integrated with water dependent uses and waterfront public use areas. Offices also should be permitted if they do not detract from the public orientation of the waterfront.

Public access to and along the water's edge and waterfront public use areas should be developed.

All development in Sub-Area (A) should include areas which are open for public use. A public trail should be required along the entire length of the waterfront with connections to Lake Washington Boulevard at or near each end. Areas which are available for other public waterfront activities also should be strongly encouraged.

Section 2. 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 to read set forth on the following pages:



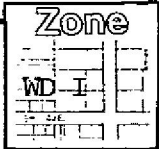
330. Glare - The reflection of harsh, bright light, or "the physical effect resulting from high luminancies or insufficiently shielded light sources in the field of view".
335. Government Facility - A use consisting of services and facilities operated by any level of government, excluding those uses listed separately in this Code.
340. Gross Floor Area - The total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure. Exterior areas may constitute gross floor area. See Chapter 115 of this Code.
345. Ground Floor - The floor of a structure that is closest in elevation to the finished grade along the facade of the structure that is principally oriented to the street which provides primary access to the subject property.
350. Ground Mounted Sign - All of the following: pole signs, pedestal signs and monument signs.
355. Heat - Added energy that causes substances to rise in temperature, fuse, evaporate, expand or undergo any other related change.
360. High Density Residential Zones - The following zones - RM 2.4; RM 1.8; PLA 5 B, C, D; PLA 6 A, B, D, I, K; PLA 7 B, C; and PLA 9.
365. High Waterline - The line where the water meets the land when the water level of Lake Washington is 21.8 feet above mean sea level based on the Corps of Engineers Datum Point. High Waterline shall be construed to be the same as Ordinary High Water Mark (OHWM), as defined in WAC 173-16-030(10).
370. Home Occupation - An occupation, enterprise, activity, or profession which is incidental to a residential use, which is carried on for profit or customarily carried on for profit; and which is not an otherwise permitted use in the Zone in which it is pursued.
375. Horizontal Dimension - The length of the facade of a structure as measured along a plane.
380. Hospital - An institution specializing in giving clinical, temporary and/or emergency services of a medical or surgical nature to human patients, which is licensed by state law to provide such facilities and services and which entails services for which a patient may be confined within the institution for over 24 hours.
385. Hotel or Motel - A single building or group of buildings containing individual sleeping units intended for transient occupancy.

510. Maximum Lot Coverage - The maximum percentage of the surface of the subject property that may be covered with structures other than outdoor swimming pools or any other materials which will not allow for the percolation of water into the underlying soils. If the subject property contains more than one use, the maximum lot coverage requirements for the predominant use will apply to the entire development.
515. Medium Density Use - Detached, attached, or stacked dwelling units on a subject property which contains at least 3,600 square feet per unit but not more than 7,199 square feet per unit.
520. Medium Density Zones - The following zones: RS 5.0; RM 3.6; WD-I; WD-III; PLA 3; PLA 6 E, F, G, J; and PLA 7 A.
525. Mean Sea Level - The level of Puget Sound at zero tide as established by the US Army Corps of Engineers.
527. Mini-Day-Care Center - A Day-Care operation with seven (7) to twelve (12) children at any one time.
530. Minor Lake - Any lake shown on the Environmentally Sensitive Areas Map, as adopted by the City Council and on file in the Planning Department, other than Lake Washington.
537. Modify - As used in Chapters 75, 122 and 125, the word modify means to allow or require a deviation from the provisions of this Code.
540. Monument Sign - A sign higher than 5 feet above the average ground elevation which is attached to the ground by means of a wide base of solid appearance. These signs are composed of a sign face and a sign base. The width of the base must be equal to at least 20% of the height of the entire sign, and also must be equal to at least 80% of the width of the sign face. The height of the sign base must be at least 50% of the total sign height. The base and architectural detail must be of color, shape and materials consistent with the character of the primary structures. See Plate 13 in Chapter 180 of this Code for a graphic depiction of a monument sign.

545. Moorage Facility - A use pier, dock, buoy or other structure providing docking or moorage space for waterborne pleasure craft.
550. Multi-Use Complex - All of the following: a group of separate buildings operating under a common name or management; or a single building containing multiple uses where there are specific entranceways for individual uses or groups of uses; or a group of uses on separate but adjoining properties that request treatment as a multi-use complex.
555. Natural Features - Physical characteristics of the subject property that are not manmade.
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

2. Rear property line is any property line that is farther from and essentially parallel to a front property line except on a lot which contains two or more front property lines; or any property line that is adjacent to a street or easement 20 feet or less in width.
 3. Side property line is any property line other than a front property line or a rear property line.
 4. North property line is the property line running essentially east to west at the northern end of the lot.
 5. South property line is the property line running essentially east to west at the southern end of the lot.
 6. High Waterline - this term is defined separately in this Chapter.
725. Public Access - A portion of private property subject to an easement giving the public the right to stand on or traverse this portion of the property.
727. Public Access Pier or Boardwalk - An elevated structure which is constructed waterward of the high waterline and intended for public use.
730. Public Park - A natural or landscaped area, provided by a unit of government, to meet the active or passive recreational needs of people.
735. Public Services Director - The Director of the Department of Public Services.
740. Public Use Area - A portion of private property that is dedicated to public use and which contains one or more of the following elements: benches, tables, lawns, gardens, piers, exercise or play equipment or similar improvements or features. These elements are to provide the public with recreational opportunities in addition to the right to traverse or stand in this area.
745. Public Utility - A private business organization such as a public service corporation, including physical plant facilities, performing some public service and subject to special governmental regulations, or a governmental agency performing similar public services, the services by either of which are paid for directly by the recipients thereof. Such services shall include but are not limited to: water supply, electric power, telephone, cablevision, gas and transportation for persons and freight.

REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE CHART		Zone		Section		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE									
USE																	
Public Access Pier or Boardwalk	Process I1B Chapter 152	(Waterward of the High Waterline) (None)	--	*10'	*10'	--					See Spc. Reg. #7	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 Washington State Department of Natural Resources 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	Waterward of the High Waterline			80%				See Spc. Reg. #8	See Section 105.25-1 per each 2 slips. See also Special Regulation # 12	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 Washington State Department of Natural Resources 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. 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. 12. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.					



Section 30.10.c

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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 WD I	Section 30.10.d
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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	
			LOT SIZE	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' The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	High Waterline 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. #6 ---- Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above level.	B	B See also Spec. Reg. #17	See- Section 105.25-1 per each 2 slips See also Special Regulation #22	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-- a. Within 30' of the front property line, each portion of a structure is set back 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 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 Blvd.; and 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: 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.		

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REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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.

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

USE ZONE CHART

Zone 	Section 30.10.e
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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								
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)				80%	Landward of the High Waterline 30' above average building elevation. 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 Spc. Reg. #17				REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE
			REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE										REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE		
			REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE										REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		

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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.

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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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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	FRONT	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN. CA.	CATEGORY		
			NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE							

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

- 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;~~
- de. Dry land storage. However, stacked storage is not permitted.
- ef. Meeting and special events rooms.
- g. Gas and oil sale for boats, if--
 - 1) Storage tanks are underground and on dry land; and
 - 2) The use has facilities to contain and clean up gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck.
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.
22. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.
23. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.

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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	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE CHART										Zone		Section	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS					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 CATEGORY						
USE Restaurant	Process IIB Chapter 152	7,200 sq. ft.	30' 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	80%	30' above average building elevation. See also Spec. 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 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 set back 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 Blvd.; 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. 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. 	30.10.g			

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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.


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

USE ZONE CHART

Zone  WD-I	Section 30.10.h
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USE	REGULATIONS	MINIMUMS REQUIRED YARDS										MAXIMUMS			SPECIAL REGULATIONS	
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
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. 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. 1. The design and facilities of the park must emphasize its waterfront location. 2. 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. 3. 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. 4. The provisions of Chapter 90 of this Code, limiting development in and around wetlands, do not apply to a public park, if the development is approved as part of a Park Master Plan using Process III, described in Chapter 155 of this Code. 					

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Footnotes

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- _____ 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.

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

USE ZONE CHART

Zone 	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 SIGN CATEGORY	CATEGORY		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Utility	Process IIA Chapter 150	None	30'	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	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 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"> each portion of a structure is set back 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 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 Blvd; 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. 	
Government Facility	Process IIA Chapter 150	None	30'	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			

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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.

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

USE ZONE CHART

Zone	Section
WD II	30.15:a

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	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Detached Dwelling Unit		Process I Chapter 145	12,500 sq. ft.	20'	The height of the primary structure minus 5'	5'	The greater of-- a. 15', or b. 15% of the average parcel depth	50%	25' above average building elevation	E	A	2.0 per Unit	<ol style="list-style-type: none"> No structure, other than a moorage structure, may be waterward of the high waterline. For the regulation regarding moorage, see the Moorage listing in this zone. For this use, only one dwelling unit may be on each lot regardless of lot size. If dwelling units exist on property that adjoins the subject property to the north and south, the required high waterline yard is the average of the existing high waterline yards on these two adjoining properties. If, because of adjoining properties, the required high waterline yard is increased, the required front yard may be decreased to the average of the existing front yards on the properties adjoining the subject property to the north and south. If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. See Section 16 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.

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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.

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

USE ZONE CHART

Zone	Section
WD II	30.15.b

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							
Moorage Facility for 1 or 2 boats. See also Special Regulations #1 and #11	Process I Chapter 145	None	Landward of the High Waterline 20'	5'	High Waterline 10'	50%	Landward of the High Waterline, 25' above average building elevation.	E	See Spc. Reg. #8	None	1 per each 2 slips. See also Spec. Reg. #13	<ol style="list-style-type: none"> Moorage must be for the exclusive use of the residents of the subject property. Renting moorage space is not permitted. 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. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle-Washington State Department of Natural Resources 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. Pier must be adequately lit; the source of the light must not be visible from neighboring uses. 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. Two or more adjoining waterfront lots may share a moorage facility. If this occurs, the following regulations apply: <ol style="list-style-type: none"> All lots will be taken together as the subject property to determine compliance with the requirements of this use. The moorage structure may be built to accommodate two boats for each residential unit on the subject property. The owner of each lot must deed to the City the over water development rights to that property. Upon request, the City will, without cost, deed this right back to the owner of a lot, but the number of boats permitted to moor at the shared moorage facility will be reduced by two. See Section 16 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. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development. 		

900C(5590A)/82/p.64

900C(5590A)/86A/p.64

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.

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

USE ZONE CHART

Zone	Section
W-D-II	30.15.c

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS					REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE					HIGH WATER LINE			
Public Utility	Process IIA Chapter 150	None	20'	20'	20'	The greater of-- a. 15' or b. 15% of the average parcel depth	70%	25' above average building elevation	A	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. 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. 4. See Section 16 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. 		
Government Facility	Process IIA Chapter 150	None	20'	10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	70%	25' above average building elevation	C	B	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 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	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> 1. The design and facilities of the park must emphasize its waterfront location. 2. See Section 16 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. 3. 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 4. The provisions of Chapter 90 of this Code limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Park Master Plan approved using Process III, described in Chapter 155 of this Code. 		
Public Park	If one acre or more, then Process IIA elevation Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis					25' above average building	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. The design and facilities of the park must emphasize its waterfront location. 2. See Section 16 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. 3. 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 4. The provisions of Chapter 90 of this Code limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Park Master Plan approved using Process III, described in Chapter 155 of this Code. 		

900C(5590A)/86A/p.65

900C(5590A)/86A/p.65

Footnotes

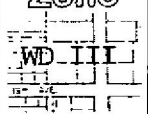
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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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	LOT SIZE	MINIMUMS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS									
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
USE ↓	Process IIB Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30' See greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10' The minimum dimension of any yard, other than those listed, is 5'	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	2.0 per	<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. 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 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 set back 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 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. 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. 	

914C/284A/69B

914C/284A/p.69B

- 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.

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

USE ZONE CHART

Zone WD III	Section 30.20.c
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS REQUIRED YARDS				MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE				
Public Access Pier or Boardwalk		Process IIB Chapter 152	None	Waterward of the High Waterline -- 10'	10'	---	---	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.	--	See Spc. Reg. #7	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 <u>Port-of-Seattle Washington State Department of Natural Resources</u> 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 or 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	Waterward of the High Waterline -- 10'	10'	---	80%	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.	--	See Spc. Reg. #9 8	See Section 105.25-1 per each 2 slips. See also Special Regulation #12	<ol style="list-style-type: none"> 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 and docks 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 <u>Port-of-Seattle Washington State Department of Natural Resources</u> 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. This requirement does not apply if the moorage is reserved for the exclusive use of an adjacent residential development. Live-aboard boats are prohibited. 	

914C/284A/p69C

914C/284A/p.69C

0-2939

<p>Footnotes</p> <p>For other information about parking and parking areas, see Chapter 105.</p> <p>For details of the regulations in this category, see Chapter 100.</p> <p>For details of the regulations in this category, see Chapter 95.</p> <p>For details of what may exceed this height limit, see Chapter 115.</p> <p>For details regarding required yards, see Chapter 115.</p> <p>This development may also be regulated under the City's Shoreline Master Program; consult that document.</p> <p>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</p>	<p style="text-align: right;">Page 69C</p>
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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS

USE ZONE CHART

Zone 	Section 30.20.d
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REGULATIONS	REQUIRE REVIEW PROCESS	LOT SIZE	MINIMUMS				LOT COVERAGE	MAXIMUMS			REQUIRE PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS					HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
USE 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' The greater of-- a. 15' or b. 1 1/2 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. #6 ---- Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B	See Section 105.25 1 per each 2 slips See also Special Regulation #22	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-- a. Within 30' of the front property line, each portion of a structure is set back 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 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 Blvd.; and 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: 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 NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

914C/284A/p.69D

914C/284A/p.69D

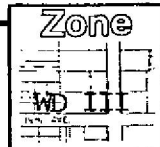
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Footnotes

- 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 area or to calculate allowable density.

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

USE ZONE CHART



Section
30.20.e

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								
General Moorage Facility	Process 118 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 90° 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. 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	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 structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port-of-Seattle-Washington State Department of Natural Resources 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 follow 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

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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	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			LANDSCAPE CATEGORY SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	WD III	30.20.f
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE						
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	<p>REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE</p> <p>4) Access to the ramp is not directly from the frontage road; and</p> <p>5) The design of the site is specifically approved by the City.</p> <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> <p>g. Gas and oil sale for boats, if--</p> <p>1) Storage tanks are underground and on dry land; and</p> <p>2) The use has facilities to contain and clean up gas and oil spills. 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> <p>22. <u>This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.</u></p> <p>1. The design and facilities of the park must emphasize its waterfront location.</p> <p>2. See Section 21 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>3. 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."</p> <p>4. The provisions of Chapter 90 of this Code limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Park Master Plan using Process III, described in Chapter 155 of this Code.</p>			

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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	Section
WD III	30.20.g

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		
USE	Public Utility	Process IIA Chapter 150	None	30'	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	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 to 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 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 set back 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 Blvd.; 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.
USE	Government Facility	Process IIA Chapter 150	None	30'	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		

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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 CBD-D	Section 50.25a
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS		
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES			
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE						HIGH WATER LINE	
Attached or Stacked Dwelling Units		Process 11B Chapter 152	7,200 sq. ft. with at least 1,800 sq. ft. per unit	0' See also Spc. Reg. #6	0'	0'	The greater of -- a. 5' or b. 15% of the average parcel depth See also Special Regulation #7 The minimum dimension of any yard, other than those listed, is 0'	100%	41' above average building elevation.	See Spc. Reg. #5	A	1.7 per unit	<ol style="list-style-type: none"> 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. 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 use areas. The following regulation applies only if the subject property abuts the west side of Lake Street South and contains more than 5,000 square feet of lot area: A contiguous piece equal to 20% of the average parcel width must be open and free of all buildings and be developed as a public use area and open view corridor. The design of the public use area is to be specifically approved by the City. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor from Lake Street given development on adjacent properties. The design of the site must be compatible with the scenic nature of the waterfront. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. Balconies may extend up to 4' into the high waterline yard if it is at least 15' above finished grade. See Section 26 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.
Public Access Pier or Boardwalk		Process 11B Chapter 152	None	Waterward of the High Water line -- 10' 10' -- See also Special Regulation #8			--	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 8' above the deck	--	See Spc. Reg. #7		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 Washington State Department of Natural Resources 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. Structure 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 26 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.

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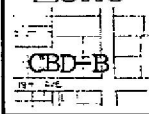
Footnotes

- 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.

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

USE ZONE CHART

Zone  CBD-B	Section 30.25.b
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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				REQUIREMENTS	SPECIAL REGULATIONS	
		REQUIRED YARDS						LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	VEGETARY			REQUIRED PARKING SPACES
		LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE								
USE Moorage facility for 1 or 2 boats	None	None	Landward of the High Waterline 0'	0'	0'	---	100%	41' above average building elevation. Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 8' above the deck.	---	See Spc. Reg. #10	See Section 105.25 1 per each 2 slips. See also Special Regulation #15	<ol style="list-style-type: none"> 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. The following regulation applies only if the subject property abuts the west side of Lake Street South and contains more than 5,000 square feet of lot area: A contiguous piece equal to 20% of the average parcel width must be open and free of all buildings and be developed as a public use area and open view corridor. The design of the public use area is to be specifically approved by the City. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor from Lake Street given development on adjacent properties. 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. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Port of Seattle Washington State Department of Natural Resources prior to proposing this use. May not treat moorage structure with creosote, oil base or toxic substances. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. 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. Balconies may extend up to 4' into the high waterline yard if it is at least 15' above finished grade. See Section 26 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>This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.</u> 		

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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	Section
 CBD-B	30.25.c

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS					SPECIAL REGULATIONS
			REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN CATEGORY	REQUIRED PARKING SPACES		
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
General Moorage Facility		Process 118 Chapter 152	Landward of the High Waterline 0' See also Spc. Reg. #6	0'	0'	0'	100%	41' above average building elevation Waterward of the High Waterline, dock and 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.	See Spc. Reg. #5	See Section 106.25 1 per each 2 slips. See also Special Regulation #22	See Section 106.25 1 per each 2 slips. See also Special Regulation #22	<ol style="list-style-type: none"> No structures, other than moorage structures, may be waterward of the high waterline. 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 following regulation applies only if the subject property abuts the west side of Lake Street South and contains more than 5,000 square feet of lot area: A contiguous piece equal to 20% of the average parcel width must be open and free of all buildings and be developed as a public use area and open view corridor. The design of the public use area is to be specifically approved by the City. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor from Lake Street given development on adjacent properties. The design of the site must be compatible with the scenic nature of the waterfront. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line 1 foot for each 5 feet that portion exceeds 30 feet above average building elevation. Balconies may extend up to 4' into the high waterline yard if it is at least 15' above finished grade. The City will determine the maximum allowable number of moorages based on the following factors: <ol style="list-style-type: none"> The topography of the area. The ability of the land waterward of the high waterline to support the moorages. The nature of nearby uses. The potential for traffic congestion. The effect on existing habitats. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that: <ol style="list-style-type: none"> 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. The moorage structures are not larger than is necessary to moor the specified number of boats. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation. If the moorage structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the <u>Port of Seattle</u> <u>Washington State Department of Natural Resources</u> prior to proposing this use. 	
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE			Waterward of the High Waterline 10'	10'	-----								
REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE			In addition, no moorage structure may be within-- <ol style="list-style-type: none"> 100' of a public park; or 50' of any lot abutting the lot that contains a detached dwelling unit; or 25' of another moorage structure not on the subject property. 										

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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.

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

USE ZONE CHART

Zone	Section
CBD-B	30.25.d

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	
General Moorage Facility	Process 118 Chapter 152	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline 0'	0'	0'	100%	11' above average building elevation Waterward of the High Waterline, dock and pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 7' above the deck.	See Spc. Reg. #5 B See also Spc. Reg. #17	See Section 106.25-1 per each 2 slips See also-- Spec. Reg. #22 and 27	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE 11. The design of the site must be compatible with the scenic nature of the waterfront. 12. May not treat moorage structure with creosote, oil base or toxic substances. 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. Gas and oil sale for boats, if-- 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and cleanup gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck. b. Boat and motor sales and leasing. c. 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. d. Pumping facilities to remove effluent from boat holding tanks-- de: Dry land storage. However, stacked storage is not permitted. ef: Meeting and special events rooms. 21. See Section 26 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. 22. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development. 23. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.
REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE		In addition, no moorage structure may be within-- a. 100' of a public park; or b. 50' of any lot abutting the lot that contains a detached dwelling unit; or c. 25' of another moorage structure not on the subject property.	Waterward of the High Waterline 10'	10'					6010A/86A/p.107	

6010A/86A/p.107

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.

50.26 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. Prohibit 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.

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

USE ZONE CHART

Zone PLA 15A	Section 50.80.a.1)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS	
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Detached Dwelling Units		Process I Chapter 145	5,000 sq. ft.	30'	The greater also of-- Spec. a. 15' Reg. or #2 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%	95'-30' above average building elevation See also Spec. Reg. #5	E A	2.0 per Unit	<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 set back 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. 	

904C/82/p.225A

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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	Section
PLA-15A	60.80.a.3)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS			SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN.	VEGETORY		REQUIRED PARKING SPACES
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE						
Public Access Pier or Boardwalk		Process IIB Chapter 152	None	Waterward of the High Waterline -- 10'	10'	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.	--	See Spc. Reg. #7	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 <u>Port of Seattle Washington State Department of Natural Resources</u> 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 or 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	Waterward of the High Waterline -- 10'	10'	Waterline ----	80%	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.	--	See Spc. Reg. #9	See Section 105.26-1 per each 2 slips. See also Special Regulation #13	<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 and docks 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 <u>Port of Seattle Washington State Department of Natural Resources</u> 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. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.

904C/82A/p.225C

904C/82A/p.225C

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	Section
PLA-15A	50.80.a.4)

USE	REGULATIONS	MINIMUMS										MAXIMUMS			REQUIREMENT CATEGORY	REQUIREMENT LEGACY	SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY						
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	Waterline									
General Moorage Facility	Process 11B Chapter 152	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline	30'	The greater of-- a. 15' or b. 1 1/2 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. #6	B	B	See Section 105-25-1 per each 2 slips. See also-- Spec. Reg. #22	1. 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. 2. 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. 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-- a. Within 30' of the front property line, each portion of a structure is set back 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 Blvd.; and 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: 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 available for residents of the subject property shall not exceed the number of dwelling units on the subject property. 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--				
904C/82A/p225D			Waterward of the High Waterline	-- 10'	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 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)	-- 10'			Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.				REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	904C/82A/p.225D	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.

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

USE ZONE CHART

Zone	Section
PLA 15A	60.80.a.5)

REGULATIONS	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	
USE	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. 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, Dock and Pier decks may not be more than 25' above mean sea level.	B B See also Spc. Reg. #17	B See Section-105.25-1 per each 2 slips. See also Spec. Reg. #22	<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 effect 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 <u>Port-of-Seattle Washington State Department of Natural Resources</u> 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 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 leasing.</p> <p>b. Boat and motor repair and service if--</p> <p>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</p> <p>2) All dry land motor testing is conducted within a building.</p> <p>c. Boat launching ramp if--</p> <p>1) It is not for the use of the general public; and</p> <p>2) Is paved with concrete; and</p> <p>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</p> <p>4) Access to the ramp is not directly from the frontage road; and</p> <p>5) The design of the site is specifically approved by the City.</p> <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>

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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904C/82A/p.225E

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 densities.

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USE ZONE CHART

Zone
PLA-15A

Section
60.80.a.6

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS					MAXIMUMS				SPECIAL REGULATIONS
				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 align="center">REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE</p> <p>fg. 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 clean up gas and oil spills. 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>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> <p>22. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.</p> <p>23. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.</p>

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0-2939

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 details as to what is allowed.

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

USE ZONE CHART

Zone PLA-15A	Section 60.80.a.8)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS					MAXIMUMS					SPECIAL REGULATIONS
				REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	Special						
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					Regulation	#7	See Spc Reg #8	See Section 105.25	1. The following uses and components are also allowed: a. Retail establishment. b. Office use. c. Hotel. d. 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. e. Dry land boat storage. However, stacked storage is not permitted. f. Gas and oil sales for boats if-- 1) Storage tanks are underground and on dry land; and 2) The use has facilities to obtain and clean up gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck. g. Professional football, baseball or soccer practice or play facilities. h. Meeting and or special events rooms. h. Boat launching ramp if it is paved with concrete. 2. 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: a. 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: 1) A site plan which diagrammatically shows the general location, shape and use of the major features of development. 2) 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. b. 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 Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.	

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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 determine lot size or to calculate allowable density.

0-2939

REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE				CHART		Zone PLA-15A	Section 60.80.a.9
	USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS					CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN							

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. The maximum amount of allowable floor area for non-residential use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units = the amount of square footage available for non-residential use.
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 nonresidential 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 9-1819 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

904C/82A/pl. 2251


- 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

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

USE ZONE CHART

Zone  PLA 15A	Section 60.80.a.11)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE					
Public Utility	Process IIA Chapter 150	None	30' 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	80%	30' above average building elevation. See also Spec. Reg. #5	A	B	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 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 set back 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 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. 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 Blvd.; 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.
Government Facility	Process IIA Chapter 150	None	30' 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	80%	30' above average building elevation. See also Spec. Reg. #5	C	B	904C/82A/p.225K	

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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.

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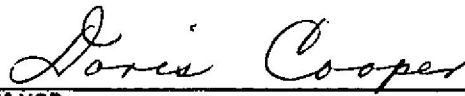
Section 3. If any section, subsection, sentence, clause, phrase, part or portion of this ordinance, including those parts adopted by reference, is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 4. Notwithstanding any recommendations heretofore given by the Houghton Community Council, the subject matter of this ordinance and the permit herein granted, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this ordinance shall become effective only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 5. Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, as required by law.

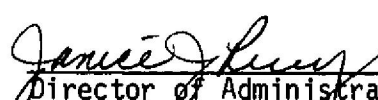
Passed by majority vote of the Kirkland City Council in regular, open meeting this 18th day of February 1986.

Signed in authentication thereof this 18th day of February, 1986.



 MAYOR

ATTEST:



 DEPUTY
 CLERK
 Director of Administration & Finance
 (ex officio City Clerk)

APPROVED AS TO FORM:



 City Attorney

1943C/281A/JW:cw:rd