

ORDINANCE NO. 3077

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-87-42).

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, all as set forth in that certain report and recommendation of the Planning Commission dated November 23, 1987 and bearing Kirkland Department of Planning and Community Development File No. IV-87-42; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on September 17, 1987 and November 19, 1987, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

Whereas, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final 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. 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 as follows:

As set forth in Attachment A which by this reference is incorporated herein.

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

Section 3. The subject matter of this ordinance and the permit herein granted, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this ordinance shall become effective within the Houghton Municipal Corporation 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 4. 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( pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.), as required by law.

Passed by majority vote of the Kirkland City Council in regular, open meeting this ~~16th day~~ of February, 1988.

Signed in authentication thereof this 16th day of February, 1988.

ATTEST:

*Nois Cooper*  
MAYOR

*Janice Henry*  
City Clerk

APPROVED AS TO FORM:

*Ray E. V.*  
City Attorney

9410C144A:ES:dc

CHAPTER 5 - DEFINITIONS

5.05 User Guide

The definitions in this Chapter apply for this Code.

5.10 Definitions

The following definitions apply throughout this Code unless, from the context, another meaning is clearly intended:

5. Abandoned - Knowing relinquishment of right or claim to the subject property or structure on that property.
15. Accessory - A use, activity, structure or part of a structure which is subordinate and incidental to the main activity or structure on the subject property.
20. Adjoining - Property that touches or is directly across a street, other than a primary arterial, from the subject property. For the purpose of height and horizontal facade length regulations, any portion of a structure which is more than 100 feet from a low density zone or which is not located along a common lot line with a lot in a low density zone is not considered to be adjoining that zone (see plate 18).
22. Adult Entertainment Activity or Use - All of the following:
  1. Adult theatre means a building or enclosure or any portion thereof used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined in Sections 5.10.885 and 5.10.884) for observation by patrons therein and which excludes minors by virtue of age.
  2. Adult bookstore means an establishment which in whole or in portion thereof has a substantial or significant portion of its stock and trade books, magazines or other periodicals, which are distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas"

135. Code (this) - The Code of the City of Kirkland adopted as Title 23 of the Kirkland Municipal Code.
140. Commercial Recreation Area and Use - An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.
145. Commercial Zones - BN; BC; CBD; FC-I; FC-II; PLA 4, PLA 8, PLA 10A and PLA 13A.
150. Common Recreational Open Space Suitable Usable for Many Activities - Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area--
- a. Is not covered by residential buildings, parking or driving areas of impervious surfaces; and
  - b. Is not covered by dense any vegetation that impedes access; and
  - c. Does not contain a slope of more than 15% Is not on a slope that is too steep for the recreational activities.
155. Community Recreation Area or Clubhouse - An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a non-profit club or organization whose membership is limited to the residents within a specified geographic area.
160. Comprehensive Plan - The Land Use Policies Plan and the Shoreline Management Program of the City.
165. Construction Sign - An informational sign which identifies the architect, engineer, contractor and any other individual or corporation involved with the construction of a building or use.
170. Contour Line - The interconnection of points having the same height above sea level.

172. Convalescent Center - Facilities for patients who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, alcohol or drug in-patient treatment. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only.
175. Court of Competent Jurisdiction - The judicial body empowered to adjudicate the question under consideration.

460. Land Use Policies Plan - Ordinance 2346 as amended or, if repealed, its successor document, listing the goals and policies regarding land use within the City.
465. Landscaping - The planting, removal and maintenance of vegetation along with the movement and displacement of earth, topsoil, rock, bark and similar substances done in conjunction with the planting, removal and maintenance of vegetation.
470. Landward - Toward dry land.
475. Linear Frontage of Subject Property - The frontage of the subject property adjacent or parallel to all open improved public rights-of-way. Frontage adjacent to I-405 is not applicable except for properties within FC I, FC II, and PLA 10 zones. If the subject property does not have frontage on an open improved right-of-way, the frontage of any public access easements which serve the subject property, and unopened rights-of-way which front on the subject property is the linear frontage of the subject property.
480. Lot - A piece of land having a specific account number on the King County Assessor's Map.
485. Low Density Use - A detached dwelling unit on a subject property that contains at least 7,200 square feet.
490. Low Density Zone - The following zones: RS 35, RS 12.5, RS 8.5, RS 7.2, RS 5.0, PLA 2, PLA 6C and, WD-II and comparable zones in other adjoining jurisdictions, except properties with approved Intent to Rezones to zoning designations other than low density.
491. Low Income Household - A household whose total gross income is less than or equal to 80% of the median household income in the Seattle Metropolitan Statistical Area. For low income senior citizen households, total assets shall not exceed the maximum established by the City Council.
492. Low Income Unit - A unit which contains a low income household. In addition, the rent for this type of unit shall not exceed 30% of the gross income of the eligible low income household.

545. Moorage Facility - A 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 exterior entranceways for individual 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.
572. Nursing Home - Facilities for patients who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, alcohol or drug in-patient treatment. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only.
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.

5. South Property Line Yard: That portion of a lot adjacent to and parallel with the south property line and at a distance therefrom equal to the required south property line yard depth.
  6. High Waterline Yard: That portion of a lot adjacent to and parallel with the high waterline and at a distance landward therefrom equal to the required high waterline yard depth.
780. Residential Use - Developments in which persons sleep and prepare food, other than developments used for transient occupancy.
  785. Residential Zone - The following zones: RS 35; RS 12.5; RS 8.5; RS 7.2; RS 5.0; RM 3.6; RM 2.4; RM 1.8; WD-I; WD-II; WD III; PLA 2; PLA 5 A, D, E; PLA 6 A, C, E, F, I, J, K; PLA 7 A, B, C; PLA 9; PLA 15 A; and PLA 15 B.
  790. Restaurant or Tavern - Commercial use (excluding fast food restaurants) which sells prepared food or beverages and generally offers accommodations for consuming the food or beverage on the premises.
  795. Retail Establishment - A commercial enterprise which provides goods and/or services directly to the consumer, and whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office use.
  800. Retention of Storm Water - The collection of water, due to precipitation, in a given area and the dispersement of these waters through the natural process of groundwater recharge and evaporation or the incorporation of this collection area into a natural stream and lake system and setting.
  805. Right-of-Way - Land dedicated primarily to the movement of vehicles and pedestrians and providing for primary access to adjacent parcels. Secondly, the land provides space for utility lines and appurtenances and other publically owned devices.
  810. Right-of-Way Realignment - The changing of the horizontal position of the right-of-way.



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON CHART			
Detached Dwelling Unit		None	As established on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit.	
Non-Commercial Recreation Area or Club House		Process - IIA Chapter - 150	As established on the Zoning Map. See Special Regulation #1.	20'	5' but 2 side yards must equal at least 15 feet	10'	50%	25' above average building elevation	E	B	See Section 105.25	

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Zone

RS

Section

15.10.a

SPECIAL REGULATIONS

1. Minimum lot size per dwelling unit is as follows:
    - a. In RS 35 Zones, the minimum lot size is 35,000 square feet.
    - b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet.
    - c. In RS 8.5 Zones, the minimum lot size is 8,500 square feet.
    - d. In RS 7.2 Zones, the minimum lot size is 7,200 square feet.
    - e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet.

In RS 35, 12.5, 8.5, 7.2, and 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot.
  2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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1. Minimum lot size per dwelling unit is as follows:
    - a. In RS 35 Zones, the minimum lot size is 35,000 square feet.
    - b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet.
    - c. In RS 8.5 Zones, the minimum lot size is 8,500 square feet.
    - d. In RS 7.2 Zones, the minimum lot size is 7,200 square feet.
    - e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet.
  2. May be permitted only if it will not adversely impact any residential area that it does not serve.
  3. Must provide pedestrian access from locations served by the area or clubhouse.
  4. Location and site design must minimize the need for parking.
  5. Hours of operation may be limited to reduce adverse impact on a residential neighborhood.
  6. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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USE	REGULATIONS	USE ZONICHART										Zone	Section
		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										RS	15.10.d
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		
FRONT	SIDE			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REAR	FRONT	SIDE			REAR	
Golf Course	Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	25' above average building elevation.	E	B	See Section 105.25	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant. 4. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.		
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.		
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	25' above average building elevation.	BC See Spc Reg #5	B	See Section 105.25	3. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150 b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A, or B <sub>7</sub> -or-6 may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.		

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REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACE	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Detached Dwelling Unit	None	As established on the Zoning Map. See Special Regulation #1	20'	5' each side	10'	50%	30' above average building elevation.	E	A	2.0 per dwelling unit.	
Non-Commercial Recreation Area or Club-House	Process LIA Chapter 150	As established on the Zoning Map. See Special Regulation #1.	20'	5' but 2 side yards must equal at least 16 feet	10'	50%	30' above average building elevation.	C	B	See Section 105.25	

CHART	
Zone	Section
RSX	17.10.a
SPECIAL REGULATIONS	
<p>1. Minimum lot size per dwelling unit is as follows:</p> <ul style="list-style-type: none"> <li>a. In RSX 35 Zones, the minimum lot size is 35,000 square feet.</li> <li>b. In RSX 8.5 Zones, the minimum lot size is 8,500 square feet.</li> <li>c. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet.</li> </ul> <p>In RSX 35, 8.5, and 7.2 Zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot.</p> <p>2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>	
<p>1. Minimum lot size per dwelling unit is as follows:</p> <ul style="list-style-type: none"> <li>a. In RSX 35 Zones, the minimum lot size is 35,000 square feet.</li> <li>b. In RSX 8.5 Zones, the minimum lot size is 8,500 square feet.</li> <li>c. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet.</li> </ul> <p>2. May be permitted only if it will not adversely impact any residential area that it does not serve.</p> <p>3. Must provide pedestrian access from locations served by the area or clubhouse.</p> <p>4. Location and site design must minimize the need for parking.</p> <p>5. Hours of operation may be limited to reduce adverse impact on a residential neighborhood.</p> <p>6. If any portion of a structure is adjoining a low density zone, then either:</p> <ul style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 60 feet in width.</li> </ul> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>	

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Footnotes

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

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

**USE ZONE CHART**

Zone 	Section 17.10.c
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	SIDE	REAR						
Golf Course		Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	30' above average building elevation.	E	B	See Section 105.25	
Public Utility		See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See Section 105.25	
Government Facility		See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation.	BC See Spec Reg #5	B	See Section 105.25	

**SPECIAL REGULATIONS**

- Site design must minimize adverse impacts on surrounding residential neighborhoods.
  - May not include miniature golf.
  - The following accessory uses are specifically permitted as part of this use.
    - Equipment storage facilities.
    - Retail sales and rental of golf equipment and accessories.
    - A restaurant.
  - If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
- 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.
  - If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation; or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - The required review process is as follows:
    - If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150.
    - If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - For a Government Facility use, Landscape Category A, or B<sub>7</sub>-or-6 may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACE
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZONE		
Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0 otherwise 3,600 sq. ft.	20'	5' but, 2 side yards must equal at least 15'	10'	50% 60%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	E	A	2.0 per unit	
Detached, Attached, or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0	If the use exceeds one unit per 2,400-sq. ft. of lot area, then a PRUD Chapter 126 is required. Otherwise, none	2,200 3,600 sq ft with a density as established on the Zoning Map. See Special Regulation #1	20'	5' but, 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above building elevation.	D	A	1.7 per unit	

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### CHART

Zone	Section
RM	20.10.a

### SPECIAL REGULATIONS

- For this use, only one dwelling unit may be on each lot regardless of the size of the lot.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

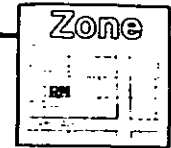
- Minimum amount of lot area per dwelling unit is as follows:
  - In RM 5.0 zones the minimum lot area per unit is 5,000 sq. ft.
  - In RM 3.6 Zones the minimum lot area per unit is 3,600 sq.ft.
  - In RM 2.4 Zones the minimum lot area per unit is 2,400 sq.ft.
  - In RM 1.8 Zones the minimum lot area per unit is 1,800 sq.ft.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.  
If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
  - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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

CHART



Section  
20.10.a

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- D. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
5. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
  6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

6840C/233A(5505A/0083A)Pg.2B/1-12-88/rk

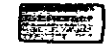
or other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 100.

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

For details regarding required yards, see Chapter 115.



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

**USE ZONE CHART**

Zone  RM	Section  20.10.b
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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 SPACING
				FRONT	SIDE	REAR						
Non-Commercial Recreation Area or Club-House	Process IIA Chapter 150	7,200 sq ft	20'	5' but 2' side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	6	8	See Section 105.25	<ol style="list-style-type: none"> <li>May be permitted only if it will not adversely impact any residential area that it does not serve.</li> <li>Must provide pedestrian access from locations served by the area or clubhouse.</li> <li>Location and site design must minimize the need for parking.</li> <li>Hours of operation may be limited to reduce adverse impact on a residential neighborhood.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
Church	Process IIA Chapter 150	7,200 sq ft	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Req. #4	<ol style="list-style-type: none"> <li>Site must abut and be accessible from at least one roadway having at least 2 moving traffic lanes.</li> <li>Traffic cannot significantly impact any residential neighborhood.</li> <li>Noise cannot exceed that normally associated with a residential neighborhood.</li> <li>Scale and placement of the structure must be in harmony with the residential setting.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.</li> <li>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 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. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> </li> <li>Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.</li> <li>No parking is required for day-care or school ancillary to the use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING
				FRONT	SIDE	REAR					
School or Day Care Center	If this use can accommodate 13 or more students or children, then Process 118 Chapter 152. Otherwise, Process 11A Chapter 150.	7,200 sq ft	If this use can accommodate 50 or more students or children, then 50' 50' on each side.	50'	50'	50'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25
			If this use can accommodate 13 to 49 students or children, then 20' 20' on each side.	20'	20'	20'					
			Otherwise-- 20' 5', but 2 side yards must equal at least 15'	20'	10'						

**CHART**

Zone RM	Section 20.10.b
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**SPECIAL REGULATIONS**

- May locate on the subject property only if--
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6 foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
  - 20 feet if this use can accommodate 50 or more students or children.
  - 10 feet if this use can accommodate 13 to 49 students or children.
  - Otherwise, 5 feet.
- An on-site passenger loading area must be provided, if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).



**CHART**

<b>Zone</b>	<b>Section</b>
RM	20.10.c.

**SPECIAL REGULATIONS**

1. May locate on the subject property only if --
    - a. It will serve the immediate neighborhood in which it is located; or
    - b. It will not be detrimental to the character of the neighborhood in which it is located.
  2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
  3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
  4. Structured play areas must be setback from all property lines by 5'.
  5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
  6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
  7. May include accessory living facilities for staff persons.
  8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
  10. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  11. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
- 
1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location.
  2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
  3. Must be located on a collector arterial or higher volume right-of-way.
  4. Placement and scale must indicate pedestrian orientation.
  5. Must mitigate traffic impacts on residential neighborhood.
  6. Gross floor area may not exceed 3000 sq.ft.
  7. May not be located above the ground floor of a structure.
  8. Hours of operation may be limited to reduce impacts on nearby residential uses.
  9. 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. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  10. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
  11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

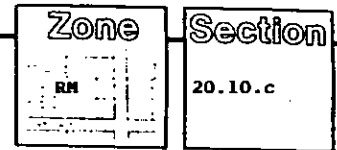
REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	MINIMUMS						MAXIMUMS			
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR					
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq.ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise 30' above average building elevation.	D	B	See Section 105.25	
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop	Process II - Chapter 150	7,200 sq.ft.	20'	5' but 2 side yards must equal at least 15'	10'	80% 60%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	

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**Footnotes**

REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZONE			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC.
				REQUIRED YARDS					C	B	1 for each bed			
				FRONT	SIDE	REAR								
Convalescent Center or Nursing Home		Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed			
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25			
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Req. #5.	B	See Section 105.25			

### CHART



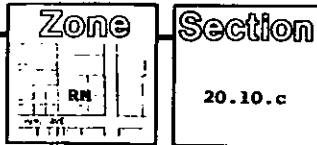
### SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a 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. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and impacts associated with the use on the nearby uses.

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

**CHART**



**SPECIAL REGULATIONS**

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.
  
1. The design of the park must serve the needs of the area in which it is located.
2. 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. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5505A/83A/p. 12/12/01-07-88:np

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

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

**USE ZONE**

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC	
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	None	None	None	None	100%	15' above average building elevation.	--	See spec. Reg. 2	None
Public Park	If one acre or more, then Process II Chapter 150  Otherwise, none	None	Will be determined on a case-by case basis			None	25' above average building elevation.	--	B	See Section 105.25	

REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON			
Detached Dwelling Units	None	3,600 sq ft 5,000 sq ft	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	E	A	2.0 per unit		
Detached, or Attached, or Stacked Dwelling Units	None	7,200 3,600 sq ft with density as established on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	A	1.7 per unit		

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CHART

Zone	Section
PR	25.10.a

SPECIAL REGULATIONS

- For this use, only one dwelling unit may be on each lot regardless of lot size.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Minimum amount of lot area per dwelling unit is as follows:
  - In PR 5.0 zones, the minimum lot area per unit is 5,000 sq.ft.
  - In PR 3.6 zones, the minimum lot area per unit is 3,600 sq.ft.
  - In PR 2.4 zones, the minimum lot area per unit is 2,400 sq.ft.
  - In PR 1.8 zones, the minimum lot area per unit is 1,800 sq.ft.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
  - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

6843C/233A(5511A/84A)p. 2/12-23-87/TS:rk REGULATIONS CONTINUED ON NEXT PAGE

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

**CHART**

**Zone**

**Section**

PR

25.10.a

**SPECIAL REGULATIONS**

5. The required yard of a structure abutting Lake Wash. Blvd. or Lake St. S. must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

**Page**

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Office Uses	None	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	If medical, or veterinar office, then one per each 200 sq.ft gross floor are ----- Otherwise one per each 300 sq.ft. of gross floor are		

6843C/233A(5511A/84A)p.4/11-2-87/TS:rk:cv

CHART

Zone PR	Section 25.10.a
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SPECIAL REGULATIONS

- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 16 feet above average building elevation. -- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The following regulations apply to veterinary offices only:
  - May only treat small animals on the subject property.
  - Outside runs and other outside facilities for the animals are not permitted.
  - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
- Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - The ancillary assembled or manufactured goods are subordinate to and dependant on this use.
  - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

REGULATIONS USE	REQUIRED REVIEW PROCESS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE
		MINIMUMS					MAXIMUMS					
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		
			FRONT	SIDE	REAR							
Development Containing Stacked or Attached Dwelling units and Office Uses. See Special Regulation #1	None	7,200 3,600 sq.ft. with residential density as established on the Zoning Map. See Special Regulation #2	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	See Section 105.25		
Development Containing Stacked Dwelling Units and Office uses. This use is not permitted in PR(RS-5.0) Zones. See also Special Regulation #1		See also Special Regulation #3 for the maximum amount of office space allowed.										

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Footnotes

CHART

Zone PR	Section 25.10.b
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SPECIAL REGULATIONS

- A veterinary office is not permitted in any development containing dwelling units.
- Minimum amount of lot area per dwelling unit is as follows:
  - In PR 5.0 zones, the minimum lot area per unit is 5,000 sq.ft.
  - In PR 3.6 zones, the minimum lot area per unit is 3,600 sq.ft.
  - In PR 2.4 zones, the minimum lot area per unit is 2,400 sq.ft.
  - In PR 1.8 zones, the minimum lot area per unit is 1,800 sq.ft.
- ~~The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property -- The number of dwelling units proposed) x the average square footage of the dwelling units proposed -- The amount of square footage available for office use.~~
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.
- If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
  - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.


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

Page

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR								
Restaurant or Tavern	Process 118 Chapter 152 Process 1 Chapter 145	7,200 sq.ft.	20	5', but side yards must equal at least 15'	10'	80% 70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq.ft. of gross floor area		
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**CHART**

Zone 	Section 25.10.b
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**SPECIAL REGULATIONS**

1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location.
- ~~2. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.~~
- ~~3. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - ~~a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
  - ~~b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
43. 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.
54. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE CHART										Zone PR		Section 25.10.c		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	SPECIAL REGULATIONS				
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE	LANDSCAPE CATEGORY				SIGN CATEGORY	REQUIRED PARKING SPACING			
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	Process 118 Chapter 152 Process 1 Chapter 145	7,200 sq. ft.	20'	10' on each side	10'	80% 70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area	1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location. 2. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use. 3. May not be located above the ground floor of a structure. 4. Gross floor area cannot exceed 3000 sq. ft. 5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 6. 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. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.							
Funeral Home or Mortuary	Process 118 Chapter 152 Process 1 Chapter 145	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 per each 300 sq. ft. of gross floor area	1. May be permitted only if traffic impacts on residential areas from this use will not exceed the traffic impact from an office use. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.							
Non-Commercial recreation or Club house	Process 11A Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.26	1. May be permitted only if it will not adversely impact any residential area that it does not serve. 2. Must provide pedestrian access from locations served by the area or clubhouse. 3. Location and site design must minimize the need for parking. 4. Hours of operation may be limited to reduce adverse impact on a residential neighborhood. 5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 6. 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. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.							

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Footnotes

- or other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- 511A/84A/p.6/11-2-87/rk For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE									
		REQUIRED REVIEW PROCESS	MINIMUMS			REQUIRED YARDS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Church	Process 11A Chapter 150 Process I Chapter 145	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.			
School or Day Care Center	If this use can accommodate 13 or more students or children; then Process 11B Chapter 152 Otherwise, Process 11A Chapter 150  If this use is adjoining a low density zone, then Process I Chapter 145 Otherwise, None	7,200 sq.ft.		If this use can accommodate 50 or more students or children, then 50' 50' on each side If this use can accommodate 13 to 49 students or children, then 20' 20' on each side Otherwise, 5', but 2 side yards must equal at least 15'		70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25			

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### CHART

Zone PR	Section 25.10.d
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### SPECIAL REGULATIONS

1. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.
21. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
32. 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.
43. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. No parking is required for daycare or school ancillary to the use.
7. May be permitted only if traffic and noise impacts from this use on any nearby residential area will not exceed those impacts from an office use.
21. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
32. Hours of operation may be limited to reduce impacts on nearby residential uses.
43. Structured play areas must be set back from all property lines as follows:
  - a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - c. Otherwise, 5 feet.
54. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
65. May include accessory living facilities for staff persons.
70. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
87. 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.
98. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
51. Other information about parking and parking areas, see Chapter 105.  
For details of the regulations in this category, see Chapter 100.  
For information of the regulations in this category, see Chapter 105.  
For details of what may exceed this height limit, see Chapter 115.  
For details regarding required yards, see Chapter 115.

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONING CHART		Zone	Section	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	SPECIAL REGULATIONS	PR	25.10.d
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	E	B						
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	f ad-joining a low density zone then 25' above average elevation. otherwise, 10' above average elevation			E	B	See Section 105.25	<p>If any portion of a structure is adjoining a low density zone, then either:</p> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <ol style="list-style-type: none"> <li>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.</li> <li>A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5'.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> </ol>		


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

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

## USE ZONING CHART

Zone  PR	Section 25.10.d
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE	SPECIAL REGULATIONS
			REQUIRED YARDS								
			FRONT	SIDE	REAR						
Convalescent Center or Nursing Home	Process I Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
Public Utility	Process - IIA Chapter 150 Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 10' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.</del> If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>

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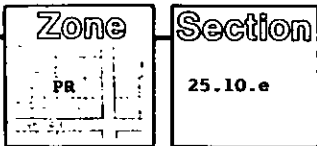
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Footnotes

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

Page

**CHART**



**SPECIAL REGULATIONS**

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. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. 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.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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.

1. The design of the park must serve the needs of the area in which it is located.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.							USE ZON			
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS						
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
			FRONT	SIDE	REAR							
Government Facility	Process-11A, Chapter-150, Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See spec. reg. 6	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	-- See spec. reg. 2		See Section 105.25		
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				15' above average building elevation	--	B	See Section 105.25		
5511A/84A/p.13/11-02-87/rk												

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone PO	Section 27.10.a
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					
Office Uses	None	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	If medical, dental, or veterinary office, then one per each 200 sq.ft. gross floor are. ----- Otherwise one per each 300 sq.ft. of gross floor are.			
Restaurant or Tavern	Process 11A Chapter 150 Process 1 Chapter 145	None	20'	10' on each side	10'	80% 70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq.ft. of gross floor are.			
Funeral Home or Mortuary	Process 11A Chapter 150 Process 1 Chapter 145	None	20'	20' on each side	10'	70%	building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 per each 300 sq.ft. of gross floor are.			

- SPECIAL REGULATIONS**
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The following regulations apply to veterinary offices only:
    - May only treat small animals on the subject property.
    - Outside runs and other outside facilities for the animals are not permitted.
    - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
  - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    - The ancillary assembled or manufactured goods are subordinate to and dependant on this use.
    - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		CHART	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR						
			FRONT	SIDE	REAR									
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	Process - II A Chapter 150 Process I Chapter 145	None	20'	10' on each side	10'	80% 70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq.ft of gross floor area.	PO	27.10.a		
<b>SPECIAL REGULATIONS</b>											<ol style="list-style-type: none"> <li>1. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.</li> <li>21. May not be located above the ground floor of a structure.</li> <li>32. Gross floor area cannot exceed 3000 sq.ft.</li> <li>43. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> </li> <li>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>64. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>			

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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 information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Church	Process-115 Chapter-150 Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	B	See Section 105.25 1 for every 4 people based on maximum occupant load of any area of worship See Spec Reg. 73	1. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.		
School or Day Care Center	Process-115 Chapter-150 Process I Chapter 145	None	If this use can accommodate 50 or more students or children then 50'	50' on each side	50'	70%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	0	B	See Section 105.25	1. May be permitted only if traffic and noise impacts from this use on residential area will not exceed those impacts from an office use. 21. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along the side and rear property lines is required. 22. Hours of operation may be limited to reduce impacts on nearby residential uses. 43. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 54. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 65. May include accessory living facilities for staff persons. 76. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 16 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 97. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).		

CONTINUED ON NEXT PAGE

6082A/83Ap.5/114-87:TS:dc

Zone	Section
PO	27-10.b
SPECIAL REGULATIONS	
<p>6082A/82A/p.8/01-06-88:TS:dc:np</p> <p>or other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 115. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.</p>	



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON			
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC				
			FRONT	SIDE	REAR									
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	if adjoining a low density zone then 25' above average elevation. Otherwise, 10' above average elevation.	B	B	See Section 105.25				
Convalescent Center or Nursing Home	Process I Chapter 145	None	20'	10' on each side	10'	70%	if adjoining a low density zone, then 15' above average building elevation. Otherwise, 10' above average building elevation.	C	B	1 for each bed				

**CHART**

Zone	Section
PO	27.10.b

**SPECIAL REGULATIONS**

- If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
  - Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
  - Structured play areas must be setback from all property lines by 5 feet.
  - An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
  - The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
  - May include accessory living facilities for staff persons.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
- 
- If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

6082A/82A p.6/01-21-88:TS:dc

6082A/82Ap.7/01-21-88:TS:dc

**Footnotes**

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART										
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone PD 27.10.b.
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR							
Hospital Facility	Process 11B Chapter 152 Process 11A Chapter 150	One Acre	20'	10' on each side	10'	70%	95' above average building elevation if adjoining a low density zone, then 75' above average building elevation. Otherwise, 80' above average building elevation.	8	8	See Section 105.25	<p><b>SPECIAL REGULATIONS</b></p> <p>1. The nature of the facility and design of the site must be compatible with the surrounding neighborhood. In addition, may be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.</p> <p>2.1 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. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>3.2 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>	

6082A/82Ap.7/11-12-87:TS:dc

6082A/82Ap.8/11-4-87:TS:dc

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										Zone PO		Section 27.10.c					
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS								
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE													
			FRONT	SIDE	REAR															
Public Utility	Process IIA Chapter 150 Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> <li>Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>For a Government Facility use, Landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>									
Government Facility	Process IIA Chapter 150 Process I Chapter 145	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec Reg. #3	B	See Section 105.25										
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	See Section 105.25						<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>				
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25										

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6082A/82A/Pg.10/11-5-87/TS:dc

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE CHART										Zone		Section		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS					MAXIMUMS			LANDSCAPING	CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		Zone	Section
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPING								
Detached Dwelling Unit	Process - L Chapter - 145 None	5,500-sq. ft. 3,600 sq. ft.	30' See also Spec. Reg. #2	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	*(80%)	30' above average building elevation This provision may not be varied	E			2.0 per Unit	<ol style="list-style-type: none"> <li>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.</li> <li>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"> <li>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</li> <li>Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>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.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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.</li> </ol>		30.10.a			
Attached or Stacked Dwelling Units	Process - IIB Chapter - 152 Process - IIA Chapter - 150	7,200-sq. ft. with at least 3,600 sq. ft. per unit	*(30') See also Spec. Reg. #4-3	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. # 4-3	D A		2.0 per Unit	<ol style="list-style-type: none"> <li>No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorage and public access piers, see the specific listings in this zone.</li> <li>If this use is proposed on a subject property that will also contain nonresidential uses, the amount of floor area that can be devoted to nonresidential uses is computed using the following formula: (The maximum number of dwelling units allowed on the subject property) = the number of dwelling units proposed x the average square footage of the dwelling units proposed = the amount of square footage available for nonresidential use, excluding moorage structures.</li> <li>2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.</li> <li>4.3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--</li> </ol>						

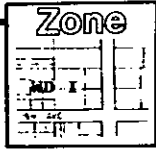
913C/80A/pg. 1/11-05-87:TS:dc REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

913C/80A/pg. 2/12-24-87:TS:np 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.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE		CHART		Zone	Section
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE								
Detached Dwelling Unit	Process L Chapter 145 None	5,500-sq. ft. 3,600 sq. ft.	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 This provision may not be varied	E	A	2.0 per Unit	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE					
Attached or Stacked Dwelling Units	Process J1B Chapter 162 Process 11A Chapter 150	7,200-sq. ft. with at least 3,600 sq. ft. per unit	*(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. # 6.5	D	A		<p>45. 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.</p> <p>56. 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</p> <p>a. The increase is offset by a view corridor that is superior to that required by special regulation #5; or</p> <p>b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.</p> <p>7. Most mitigate traffic impacts of the development.</p> <p>68. 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.</p> <p>79. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>810. 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>					



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REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115
- For details regarding required yards, see Chapter 115.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands seaward of the high waterline to determine lot size or to calculate allowable density

Footnotes

Page

USE	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	Zone Section
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	CATEGORY				
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE								
Public Access Pier or Boardwalk	Process 118 Chapter 152 Process 11A Chapter 150	None	Waterward of the High Waterline -- 10'	High Waterline -- 10'	High 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. #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 Washington State Department of Natural Resources prior to proposing submittal of a building permit for 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.	30.10.c			
Moorage Facility for 1 or 2 boats	None	None	Waterward of the High Waterline	High 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. #8	1 per each 2 slips. See also Special Regulation #12. Otherwise None if the moorage is reserved for the exclusive use of an adjoining residential development.	913C/80A/p.6/11-05-87/TS:dc	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 Washington State Department of Natural Resources prior to proposing submittal of a building permit for 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.	30.10.c			

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913C/80A/p.6/11-05-87/TS:dc

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 of Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE		CHART		Zone		Section					
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS				CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		30.10.d							
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN												
General Moorage Facility	Process-118 Chapter-152 Process IIA Chapter 150	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline	10'	10'	Waterline	80%	Landward of the High Waterline 30' above average building elevation	B	B	1 per each 2 slips. See also Special Regulation #17 #15	1. Moorage may only be used by residents of the dwelling units on the subject property.	21. Except as permitted by Special Regulation #2018, 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.	32. 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.	43. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--	54. 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.	55. 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	7. Must mitigate traffic impacts of the development.	86. 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.	97. The City will determine the maximum allowable number of moorages based on the following factors:	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
			Landward of the High Waterline	10'	10'	Waterline	80%	Landward of the High Waterline 30' above average building elevation	B	B	1 per each 2 slips. See also Special Regulation #17 #15	1. Moorage may only be used by residents of the dwelling units on the subject property.	21. Except as permitted by Special Regulation #2018, 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.	32. 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.	43. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--	54. 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.	55. 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	7. Must mitigate traffic impacts of the development.	86. 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.	97. The City will determine the maximum allowable number of moorages based on the following factors:	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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0913C/80A/p. 8/12-28-87/TS: cw

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115
- For details regarding required yards, see Chapter 115.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE	REGULATIONS	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							
General Moorage Facility	Process-118 Chapter-152	None, but at least 100' of frontage on Lake Washington	USE CONTINUED FROM THE PREVIOUS PAGE				80%	Landward of the High Waterline 30'-above average building elevation. See also Reg-#5	8	B See also Spe. Reg-#17				REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE	ND I	30.10.e
			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					Waterward of the High Waterline; Deck and Pier-decks may not be more than 24'-above mean-sea level.						10 8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review size and configuration of moorage structures to insure that-- a. 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 effect on aquatic habitats.		
			d. Within 25' of another moorage structure not on the subject property.											11 9. If the moorage 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 preparing submittal of a Building Permit for this use.		
			The minimum dimension of any yard other than those listed, is 5'.											12 10. May not treat moorage structure with creosote, oil base or toxic substance.		
			(see previous page for the rest of this column)											14 11. Must provide at least 2 covered and secured waste receptacles.		
														14 12. All utility and service lines must be below the pier deck and, where feasible, underground.		
														16 13. Must provide public restrooms unless moorage only available for residents of dwelling units on the subject property.		
														16 14. Piers must be adequately lit. The source of the light must not be visible from neighboring properties.		
														17 15. 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 16. Covered moorage is not permitted.		
														19 17. Aircraft moorage is not permitted.		
														20 18. The following accessory components are allowed if approved through Process 111, Chapter-155 11B, Chapter 152: a. Boat and motor sales 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		
														REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		
																0913C/80A/pg.10)11-5-87/TS:dc

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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 C 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.f
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USE	REGULATIONS	MINIMUMS										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 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.	8	8 See also Spec. Reg. #17	REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE		
										<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. Dry land storage. However, stacked storage is not permitted.</p> <p>e. Meeting and special events rooms.</p> <p>f. 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>219. 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>220. 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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225E

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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.

USE ↓	REGULATIONS ↓	USE ZONE CHART										Zone		Section	
		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										WDI		30.10.g.	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS					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								
Restaurant	Process 11B Chapter 152 Process 11A Chapter 150	7,200 sq. ft.	30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5.	8	E	-See Section 105.25-1 per each 100 sq. ft. of gross floor area.	1. 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. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 3. The required 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. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation #6; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. 6. Must mitigate traffic impacts of the development. 6.7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 7.8. Outside storage is not permitted. 8.9. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 9.10. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE		
913C/80A/p.11/1-05-87/TS:dc		913C/80A/p.12/11-05-87/TS:dc													

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 Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

USE ZONE CHART											Zone	Section		
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone WD I	Section 30.10.h
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
USE	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>11. A take-out or fast-food service area, comprising no more than 20% of the gross floor area of this use, may be permitted if it will be compatible with nearby uses. The City may limit hours of operation and impose other limitations on site design to reduce or eliminate all adverse impacts. Drive-through and drive-in facilities are not permitted.</p> <p>1. The design and facilities of the park must emphasize its waterfront location.</p> <p>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.</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. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>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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913C/80A/p.14/11-05-87/TJ:dc

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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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS	USE ZONE CHART										Zone MD I	Section 30.10.i		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS						REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
Public Utility	Process 11A Chapter 150	None	30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A	B	See Section 105.25	1. 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. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. 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. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. 6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 7. <del>Must mitigate traffic impacts of the development.</del> 7.8. 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. 8.9. See Section 11 of this chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts on the nearby uses.			
Government Facility	Process 11A Chapter 150	None	30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	C See Spec. Reg. #9	B					

913C/80A/p. 15/11-05-87/TS:c

913C/80A/p. 16/11-05-87/TS:dc

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 Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS											USE ZONE		CHART		Zone		Section	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				LANDSCAPE CATEGORY	SIGN	CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		MP: III	30.20.9	
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	REQUIRE YARDS	REQUIRE YARDS									
Detached Dwelling Unit	Process. I Chapter 145 None	5,000 sq. ft. 3,600 sq. ft.	30'	The greater also of-- Spec. 15' or Reg. #2	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. This provision may not be varied.	E	A				2.0 per unit	<ol style="list-style-type: none"> <li>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.</li> <li>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"> <li>Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>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 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.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The required yard of a structure abutting Lake Washington Blvd. must be increased 2 feet for each 1 foot that structure exceeds 25 feet above the adjacent centerline of Lake Washington Blvd.</li> <li>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.</li> </ol>					
8655C/367A:np/p.2/12-24-87																				

8655C/367A/11-10-87/p.1

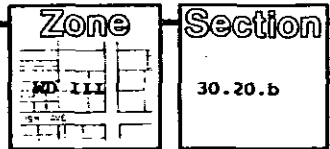
Footnotes

- \_\_\_\_\_ For other information about parking and parking areas, see Chapter 105.
- \_\_\_\_\_ For details of the regulations in this category, see Chapter 100.
- \_\_\_\_\_ For 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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USE	REGULATIONS	USE ZONE CHART										SPECIAL REGULATIONS		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS					CATEGORY	REQUIRED PARKING SPACES
				FRONT	REQUIRED YARDS		HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
Attached or Stacked Dwelling Units	Process IIB Chapter 152 Process IIA Chapter 150	7,200-sq.-ft. with at least 3,600 sq. ft. per unit	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	D	A	2.0 per	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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"> <li>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</li> <li>Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>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.</li> <li>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"> <li>The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or</li> <li>The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.</li> </ol> </li> <li><del>Must mitigate impacts of the development.</del></li> <li>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.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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.</li> </ol>		



914C/B2A/11-10-87/p.1

914C/B4A/12-24-87/p.9

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
ND III	30.20.c

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	
Public Access Pier or Boardwalk		Process 118 Chapter 152 Process TIA Chapter 150	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"> <li>No accessory uses, buildings, or activities are permitted as part of this use.</li> <li>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 submittal of a Building Permit for this use.</li> <li>May not treat a structure with creosote, oil base or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from neighboring properties.</li> <li>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.</li> <li>North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property.</li> <li>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.</li> </ol>
Moorage Facility for 1 or 2 boats		None	None	Waterward of the High Waterline	10'	10'	----	80%	In addition, no moorage structure may be within-- a. 25' of a public park; or b. 25' of another moorage structure not on the subject property.  The minimum dimension of any yard, other than those listed, is 5'	--	See Spc. Reg. #8	1 per each 2 slips. <del>See also Special Regulation #12</del> <del>otherwise none if the moorage is reserved for the exclusive use of an adjoining residential development</del>	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>If the moorage structures 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 submittal of a Building Permit for this use.</li> <li>May not treat moorage structure with creosote, oil base or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from neighboring properties.</li> <li>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.</li> <li>Covered moorage is not permitted.</li> <li>Aircraft moorage is not permitted.</li> <li>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.</li> <li><del>This requirement does not apply if the moorage is reserved for the exclusive use of an adjacent residential development.</del></li> <li><del>Live-aboard boats are prohibited.</del></li> <li><del>12.</del></li> </ol>

914C/284A/11-10-87/p.2

914C/82A/1-10-87/p.6

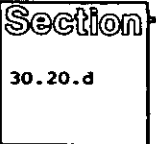
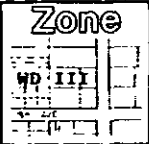
#### Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For details of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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REGULATIONS USE	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										
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN													
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE																
General Moorage Facility	Process #118 Chapter #152 Process #11A Chapter 150	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline	10'	10'	10'	80%	Landward of the High Waterline, 30' above average building elevation. See also Spec. Reg. #45	B	B	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 #18, 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--	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	7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.	8. The City will determine the maximum allowable number of moorages based on the following factors:	9. The ability of the land landward of the high waterline to accommodate the necessary support facilities.	10. The potential for traffic congestion.	11. The number of moorages shall not exceed the number of dwelling units on the subject property.
			Waterward of the High Waterline	10'	10'	10'	80%	Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B	Otherwise, None if the moorage facility is reserved for the exclusive use of an adjoining residential development											



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REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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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 Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to





USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE			
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY		
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
				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 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. #6  ----- Waterward of the High Waterline, 60' and pier decks may not be more than 24' above mean sea level.										

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Footnotes

CATEGORY	REQUIRED PARKING SPACES	Zone Section	
		30.20.e	
SPECIAL REGULATIONS			
REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE			
8.	40.	Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that--	
	a.	The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and	
	b.	The moorage structures are not larger than is necessary to moor the specified number of boats; and	
	c.	The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and	
	d.	The moorage structures will not adversely affect nearby uses; and	
	e.	The moorage structures will not have a significant long-term adverse affect on aquatic habitats.	
9.	41.	If the moorage structures 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 submittal of a Building Permit for this use.	
10.	42.	May not treat moorage structure with creosote, oil base or toxic substance.	
11.	43.	Must provide at least 2 covered and secured waste receptacles.	
12.	44.	All utility and service lines must be below the pier deck and, where feasible, underground.	
13.	45.	Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property.	
14.	46.	Piers must be adequately lit. The source of the light must not be visible from neighboring properties.	
15.	47.	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.	
16.	48.	Covered moorage is not permitted.	
17.	49.	Aircraft moorage is not permitted.	
18.	20.	The follow accessory components are allowed if approved through Process 118, Chapter 155; Process 118, Chapter 152;	
	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			

0914C/82A/p.10/11-10-87 For 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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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS										USE ZONE		CHART		
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	CATEGORY	REQUIRED PARKING SPACES	Zone	Section	
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS								
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 water ward 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)					88%	Landward of the High Waterline, 30' above average building elevation. See also Spec-Reg: #6	8	8	See also Spec-Reg: #17	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE  4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. d. Pumping facilities to remove effluent from boat holding tanks. e. Dry land storage. However, stacked storage is not permitted. f. Meeting and special events rooms. g. Gas and oil sale for boats, if-- 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. 19. 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. <del>This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.</del> 20. <u>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.</u>			
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Footnotes

- For other information about parking and parking areas, see Chapter 105.
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- For details of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115
- For details regarding required yards, see Chapter 115.
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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE							CHART		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS			CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN			
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	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 5px;">Zone WD III</div> <div style="border: 1px solid black; padding: 5px;">Section 30.20.f</div> </div> <ol style="list-style-type: none"> <li>The design and facilities of the park must emphasize its waterfront location.</li> <li>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.</li> <li><del>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. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> </li> </ol> <p>See The Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	

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Footnotes

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

USE	REGULATIONS	USE ZONE CHART										Zone MD III	Section 30.20.g			
		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	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"> <li>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.</li> <li>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.</li> <li>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"> <li>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</li> <li>Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>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.</li> <li>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"> <li>The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or</li> <li>The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.</li> </ol> </li> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li><del>Must mitigate traffic impacts of the development.</del></li> <li><del>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.</del></li> <li><del>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.</del></li> <li><u>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</u></li> </ol>				
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 See Spc. Reg. #9	B	914C/82A/11-10-87/p.10					

914C/82A/p.5

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.



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

**USE ZONE CHART**

Zone PC I	Section 35.10.b
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
A retail establishment selling groceries and related items	None	None	20'	0'	0'	80%	30' above average building elevation	A	F	per each 100 sq.ft. of gross floor area	<ol style="list-style-type: none"> <li>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. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
Any retail establishment, other than those listed in this zone providing goods and services to the freeway traveler See Special Regulation #1	Process IIB Chapter 152	Will be determined on a case-by-case basis based on the nature and impacts of the proposed use. The City will use the requirements of other uses in this zone as a guide.								See Section 105.25	<ol style="list-style-type: none"> <li>A particular use or development may be approved under this listing if--               <ol style="list-style-type: none"> <li>The use or development is principally geared towards serving the freeway traveler; and</li> <li>It is reasonable to anticipate that the use or development will be patronized by sufficient freeway travelers to support it.</li> </ol> </li> <li>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. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
Public Utility	None	None	20'	0'	0'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li>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. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
Government Service Facility	None	None	20'	0'	0'	70%	30' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> <li>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>	

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565A/83A/pg.3/11-05-87/TS:dc

565A/83A/pg.5/11-05-87/TS:dc REGULATIONS 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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

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

**USE ZONE CHART**

Zone	Section
FC I	35.10.b

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					LANDSCAPE CATEGORY
				FRONT	SIDE	REAR							
Public Transit Shelter		None	None	0'	0'	0'	100%	15' above average building elevation	-- See Spc. Reg. #2	None	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>		
Public Park		If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis			30'	30' above average building elevation	-- B	See Section 105.25	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li><del>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. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol> <p>5565A/83A/pg.6/11-05-87/TS:dc</p>		



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

**USE ZON CHART**

<b>Zone</b>	<b>Section</b>
FC 11	35.15.a

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Vehicle Service Station	Process IIA Chapter 150	Must be part of a development with a site area of at least 35,000 sq. ft.	40'	15' See Special Regulation #7	15'	80%	If adjoining the low density zone lying north of NE 90th St., then 25' above average building elevation. ----- Otherwise, None	A	F	See Section 105.25	<ol style="list-style-type: none"> <li>Primary vehicular access must be onto 120th Avenue NE. Access directly onto NE 85th Street is permitted only if access onto 120th Avenue NE is not possible.</li> <li>Provisions for improving the intersection for NE 85th Street and 120th Avenue NE to handle traffic volumes at full development of this zone must be part of the development of the subject property.</li> <li>The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of the low density zone lying north of NE 90th Street may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:               <ol style="list-style-type: none"> <li>the height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>the horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulations apply to vehicle service stations only:               <ol style="list-style-type: none"> <li>May not be more than 2 vehicle service stations at any intersection.</li> <li>Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled <u>Outdoor Use, Activity and Storage</u> for further regulations.</li> </ol> </li> <li>The following regulation applies to a retail establishment providing vehicle service or repair only.               <ol style="list-style-type: none"> <li>Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.</li> </ol> </li> <li>The following regulations apply to fast food restaurants only:               <ol style="list-style-type: none"> <li>Must provide one outdoor waste receptacle for every 8 parking stalls.</li> <li>Access for drive through facilities must be approved by the Public Services Works Department. <u>Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.</u></li> </ol> </li> </ol>	
Restaurant or Tavern	Process IIA Chapter 150	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	10' on each side	10'	80%	If adjoining the low density zone lying north of NE 90th St., then 25' above average building elevation. ----- Otherwise, None	B	F	1 per eac 100 sq.ft of gross floor are		
Fast Food Restaurant	Process IIA Chapter 150	Must be part of a development with a site area of at	20'	10' on each side	10'	80%	If adjoining the low density zone lying north of NE 90th St., then 25' above average building elevation. ----- Otherwise, None	A	F	1 per eac 50 80 sq. ft. of gross floor are		

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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 information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

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REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE SIGN CATEGORY		REQUIRED PARKING
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING			
			FRONT	SIDE	REAR							
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side See also Special Regulation #8b	15'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	E	see Section 805.25		
Restaurant or Tavern	Process IIA Chapter 150 None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq.ft of gross floor area		

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Zone  
PC III

Section  
35.20.9

SPECIAL REGULATIONS

1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
  - b. Lawn covering the berm.
  - c. London Plane at least 2" in diameter, planted 30' on center along the berm.
4. May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development.
5. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. 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.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The following regulation applies to vehicle service stations only:
  - a. May not be more than 2 vehicle service stations at any intersection.
  - b. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.

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Footnotes

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





REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone	Section	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE								
		FRONT	SIDE	REAR											
Hotel or Motel  A Retail Establishment Providing Banking and Related Financial Services	Process - IIA Chapter - 150 None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	E	See Section 106-25 1 per each room See also Special Regulation 88.b. 1 per each 300 sq.ft of gross floor area.	<ol style="list-style-type: none"> <li>Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.</li> <li>Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.</li> <li>City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:               <ol style="list-style-type: none"> <li>An earthen berm, 12' wide and with a uniform height of 3' at the center.</li> <li>Lawn covering the berm,</li> <li>London Plane at least 2" in diameter, planted 30' on center along the berm.</li> </ol> </li> <li>May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development.</li> <li><u>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</u> <ol style="list-style-type: none"> <li><u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u></li> <li><u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u> See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulation applies to hotels or motels only:               <ol style="list-style-type: none"> <li>May include meeting and convention facilities.</li> <li><u>Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.</u></li> </ol> </li> <li>The following regulation applies to retail establishments providing banking and related financial services:               <ol style="list-style-type: none"> <li>Gross floor area of this use may not exceed 4,000 square feet.</li> <li><u>Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</u></li> </ol> </li> </ol>				

Zone  
PC III

Section  
35.20.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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR								
Fast Food Restaurant	Process-HA Chapter-150 None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation	A	E	1 per each 50 80 sq. ft. of gross floor area.			
A Retail Establishment selling groceries and related items	Process-HA None	None	20'	10' on each side	10'	80%	Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.			

5569A/83A/p.5/ 1-3-87/rk

CHART

Zone	Section
FC III	35.20.c

SPECIAL REGULATIONS

- Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
- Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
- City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - An earthen berm, 12' wide and with a uniform height of 3' at the center.
  - Lawn covering the berm,
  - London Plane at least 2" in diameter, planted 30' on center along the berm.
- May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
  - ~~The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The following regulation applies to retail establishments selling groceries and related items: A gross floor area for the use may not exceed 3,000 square feet.
- ~~The following regulations apply to fast food restaurants only:~~
  - ~~Must-Fast Food Restaurant use must provide one outdoor waste receptacle for every 8 parking stalls.~~
  - ~~Access for drive-through facilities must be approved by the Public Works Services Department. Drive-through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.~~
- A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
  - ~~The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and~~
  - ~~It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.~~

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Any Retail Establishment, other than those listed in this zone providing goods or services to the freeway traveler. See Special Regulation #1	Process 118 Chapter 152 None	Must be part of a development with a site area of at least 35,000 sq. ft.	Will be determined on a case-by-case basis based on the nature and impacts of the proposed use. The City will use the requirements of other uses in this zone as a guide.									See Section 105.25

5569A/83A/p.7/ 1-3-87/rk

### CHART

Zone PC III	Section 35.20.c
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### SPECIAL REGULATIONS

- A particular use or development may be approved under this listing if--
  - The use or development is principally geared towards serving the freeway traveler; and
  - It is reasonable to anticipate that the use or development will be patronized by sufficient freeway travelers to support it.
- Access points onto Lake Washington Blvd. and Nortrup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
- Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
- City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - An earthen berm, 12' wide and with a uniform height of 3' at the center.
  - Lawn covering the berm.
  - London Plane at least 2" in diameter, planted 30' on center along the berm.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
- A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
  - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
  - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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

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

**USE ZON CHART**

Zone	Section
FC III	35.20.d

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE				
		LOT SIZE	FRONT	SIDE							
Office Use	Process IIA Chapter 160 None	None	20'	5', but 2 side yards must equal at least 15'	10'	70-80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area. Otherwise, 1 per each 300 sq.ft.	<ol style="list-style-type: none"> <li>Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.</li> <li>Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.</li> <li>City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:               <ol style="list-style-type: none"> <li>An earthen berm, 12' wide and with a uniform height of 3' at the center.</li> <li>Lawn covering the berm,</li> <li>London Plane at least 2" in diameter, planted 30' on center along the berm.</li> </ol> </li> <li>May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the development.</li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li><u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u></li> <li><u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u></li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulations apply to veterinary offices only:               <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li><u>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</u> <ol style="list-style-type: none"> <li><u>The ancillary assembled or manufactured goods are subordinate to and dependant on this use.</u></li> <li><u>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</u></li> </ol> </li> </ol>

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5569A/83A/p.10/11-3-87/rk

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON											
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	D	B	See Section 105.25	
				FRONT	SIDE	REAR									
School or Day Care Center	None	None	<p>If this use can accommodate 50 or more students or children, then 50' 50' on each side 50'</p> <p>If this use can accommodate 13 to 49 students or children, then 20' 20' on each side 20'</p> <p>Otherwise 5', but 2 side yards must equal at least 15'</p>	80%	<p>If adjoining a low density zone, then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation.</p>										
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	<p>20' 5' but 2 side yards must equal at least 15'</p>	80%	<p>If adjoining a low density zone then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation.</p>										

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Footnotes

CHART

Zone	Section
PC III	35.20.d

SPECIAL REGULATIONS

- Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
  - Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
  - City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
    - An earthen berm, 12' wide and with a uniform height of 3' at the center.
    - Lawn covering the berm.
    - London Plane at least 2" in diameter, planted 30' on center along the berm.
  - A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
  - Hours of operation may be limited to reduce impacts on nearby residential uses.
  - Structured play areas must be set back from all property lines as follows:
    - 20 feet if this use can accommodate 50 or more students or children.
    - 10 feet if this use can accommodate 13 to 49 students or children.
    - Otherwise, 5 feet.
  - An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
  - May include accessory living facilities for staff persons.
  - If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
  - These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
- Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
  - Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
  - City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
    - An earthen berm, 12' wide and with a uniform height of 3' at the center.
    - Lawn covering the berm.
    - London Plane at least 2" in diameter, planted 30' on center along the berm.

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REGULATIONS CONTINUED ON NEXT PAGE

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

REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone FCIEI	Section 35.20.d
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
LOT SIZE		REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE									
		FRONT	SIDE	REAR										

1. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
5. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
6. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
7. Structured play areas must be setback from all property lines by 5'.
8. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
10. May include accessory living facilities for staff persons.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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5569A/83A/p.13/01-08-88/rk:np

5569A/83A/p.11/01-08-88:rk:np

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



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		CHART		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone	Section		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY						SIGN CATEGORY	REQUIRED PARKING
			FRONT	SIDE	REAR										
Convalescent Center or Nursing Home	None	None	20'	10' on each side	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	for each bed	PCIII	35.20.d			
Public Utility	Process - HA Chapter 150 None	None	20'	10' on each side	10'	70% 80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25					

**SPECIAL REGULATIONS**

- Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
- Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
- City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - An earthen berm, 12' wide and with a uniform height of 3' at the center.
  - Lawn covering the berm.
  - London Plane at least 2" in diameter, planted 30' on center along the berm.
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

- Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
- Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
- 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.
- City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - An earthen berm, 12' wide and with a uniform height of 3' at the center.
  - Lawn covering the berm.
  - London Plane at least 2" in diameter, planted 30' on center along the berm.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- 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 information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Government Services Facility	Process IIA Chapter 150 None	None	20'	10' on each side	10'	70% 80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C See Spc. Reg. #9	B	See Section 105.25			
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	See Section 105.25			
Public Park	If one acre or more, then-- Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25			

**CHART**

**Zone**  
PC III

**Section**  
35.20.e

**SPECIAL REGULATIONS**

1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
  2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
  3. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
  4. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
  5. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
    - a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
    - b. Lawn covering the berm,
    - c. London Plane at least 2" in diameter, planted 30' on center along the berm.
  6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  7. 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.
  8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  9. Landscape Category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
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.
1. The design of the park must serve the needs of the area in which it is located.
  2. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
    - a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
    - b. Lawn covering the berm,
    - c. London Plane at least 2" in diameter, planted 30' on center along the berm.
  3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or

REGULATIONS CONTINUE ON NEXT PAGE

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

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Footnotes

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REGULATIONS	<b>Directions:</b> FIRST, read down to find USE... THEN, across for REGULATIONS.		<b>USE ZON</b>												
	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS								
		REQUIRED YARDS													
	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES						

<b>CHART</b>		<b>Zone</b> PC III	<b>Section</b> 35.20.e
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**SPECIAL REGULATIONS**

- b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 4. 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.
- 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.


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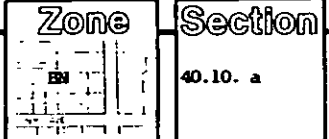
**Footnotes**

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

**Page**

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Retail Establishment Selling Groceries and Related Items	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise 30' above average building elevation.	B	D	1 per each 300 sq. ft. of gross floor area		
Retail Establishment Selling Drugs, Books, Flowers, Liquor, Hardware Supplies, Garden Supplies or Works of Art												
Retail Variety or Department Store												
Retail Establishment Providing Banking and Related Financial Service	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation	B	D	1 per each 300 sq. ft. of gross floor area		
Retail Establishment Providing Laundry, Dry Cleaning, Barber, Beauty or Shoe Repair Services												
Restaurant or Tavern										1 per each 100 sq. ft. of gross floor area		
Private Lodge or Club	None	None	20'	10' on each side	10'	80%		B	B	1 per each 300 sq. ft. of gross floor area		

CHART



SPECIAL REGULATIONS

- Gross floor area for this use may not exceed 10,000 square feet.
- 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. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
- A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
  - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
  - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

- Gross floor area for this use may not exceed 10,000 square feet.
- 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. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUED ON NEXT PAGE

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5533A/83A/p.1/1-08-88/TS:dc REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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

CHART

Zone

Section

40.10.a

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 5. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
- 6. Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
  - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	CHART	Zone	Section	
		REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS								
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING					
				FRONT	SIDE	REAR										
Fast-Food-Restaurant	None	None	20'	10'-on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	D	1 per each 50 sq-ft. of gross floor area.						
A Multi-Use Complex or Mixed Use Building Containing 7 or more Restaurants, Taverns, Fast Food Restaurants, or Retail uses allowed in this zone.	Process IIA Chapter 150	None	20'	20' on each side	20'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	See Section 105.25						

REGULATIONS CONTINUED ON NEXT PAGE

**CHART**

Zone

Section

40.10.b

- SPECIAL REGULATIONS**
1. Gross floor area for this use may not exceed 10,000 square feet.
  2. Must provide one outdoor waste receptacle for every 8 parking stalls.
  3. Drive-through facilities are not permitted.
  4. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. -- See the Section in Chapter 116 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  5. 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.
  6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
1. The applicant may develop the subject property under this use listing or under individual use listings in this zone.
  2. Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.
  3. Hours of operation may be limited to reduce impact on residential areas.
  4. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
  5. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  6. 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.
  7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  8. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
  9. Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
    - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
    - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
  10. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
    - a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
    - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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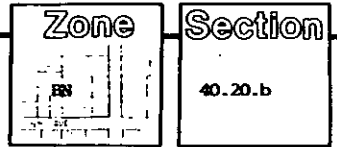
Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side See Special Regulation #3	15'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 80' above average building elevation.	A	D	See Section 105.25			
Office Use	None	None	20'	5', but 2 side yards must equal at least 5'	20'	70%-80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 80' above average building elevation.	C	D	If a Medical, Dental or Veterinary Office, then 1 per each 200 sq. ft. of gross floor area. ----- Other- wise, 1 per each 300 sq. ft. of gross floor area.			

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CHART



SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

1. Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.
  2. Hours of operation may be limited to reduce impact on residential areas.
  3. May not be more than 2 vehicle service stations at any intersection.
  4. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outside Use Activity and Storage for further regulations.
  5. 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. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  6. 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.
  7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
1. 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. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  2. 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.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  4. The following regulations apply to veterinary office only:
    - a. May only treat small animals on the subject property.
    - b. Outside runs and other outside facilities for the animals are not permitted.
    - c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
  5. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
    - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

REGULATIONS CONTINUED ON NEXT PAGE

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

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART	Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS	40.10-c
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE						
Stacked Dwelling Unit. See Special Regulation #1	None	None	CONTINUED FROM PREVIOUS PAGE			CONTINUED FROM PREVIOUS PAGE			A	1.7 per unit	<ol style="list-style-type: none"> <li>This use may not be located on the ground floor of a structure.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>		
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or other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 115.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				REQUIRED YARDS								
			FRONT	SIDE	REAR							
Church	None	None	20'	10' on each side	10'	70-80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy of worship. See also Special Regulation 75.		
School or Day Care Center	None	None	If this use can accommodate 50 or more students or children, then 50' 50' on each side 50'			80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25		
			If this use can accommodate 13 to 49 students or children, then 20' 20' on each side 20'									
			20'	Otherwise, 5', but 2 side yards must equal at least 15'	10'							

REGULATIONS CONTINUED ON NEXT PAGE

Zone	Section	SPECIAL REGULATIONS
		<ol style="list-style-type: none"> <li>May include accessory living facilities for staff persons.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>
		<ol style="list-style-type: none"> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</li> </ol>

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

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

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
			FRONT	SIDE	REAR					
Mini-school or mini-day care (7-12 attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone, then 25' above average building elevation. otherwise 30' above average building elevation.	D	B	See Section 105.25
Day-Care Home (6 or less attendees)	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. otherwise 30' above average building elevation.	C	B	1 for each bed
Convalescent Center or Nursing Home	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. otherwise 30' above average building elevation.	C	B	1 for each bed

**USE ZON CHART**

Zone 	Section 40.10.c
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**SPECIAL REGULATIONS**

- If any portion of a structure is adjoining a low density zone, either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5 feet.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

5533A/83A/p.11/01-07-88/TS:dk

5533A/83A/p.11/01-07-88/TS:dk  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 9.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.						USE ZON			
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR					
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70% 80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70% 80%	See also Sec. Reg. #2	C	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	5' above average building elevation.	See Sec. Reg. #2	None	None	
Public Park	If one acre or more, then Process IIA Chapter 150. Otherwise, none	None	Will be determined on a case by-case basis				5' above average building elevation.	See Section 105.25			

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### CHART

Zone	Section
EN	40.10.d.

#### SPECIAL REGULATIONS

- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a 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. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
  - May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
  - May install transit route and information signs and markers.
- The design of the park must serve the needs of the area in which it is located.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a 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. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

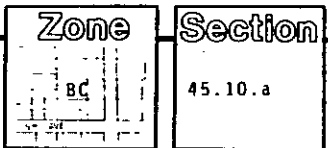
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or other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this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

REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side	15'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	A	E	See Section 105.25
			Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above building elevation. See also Special Regulations #2 and #5.							
A retail establishment providing new vehicle or boat sales or vehicle or boat service or repair.	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	A	E	See Section 105.25
			Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Reg. #5.							

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CHART



SPECIAL REGULATIONS

- May not be more than 2 vehicle service stations at any intersection.
  - Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- 
- Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See also the Section Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
  - Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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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 information of the regulations in this category, see Chapter 115.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRER PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REQUIREMENT				
Restaurant or Tavern	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ----- Otherwise, none 35' above average elevation See also Special Regulation #4	B	E	1 per each 100 sq. ft of gross floor area			
Fast Food Restaurant	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ----- Otherwise, none 35' above average elevation See also Special Regulation #6	A	E	1 per each 50-80 sq. ft. of gross floor area			

**CHART**

Zone	Section
BC	45.10.a

**SPECIAL REGULATIONS**

- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- 
- Must provide one outdoor waste receptacle for every 8 parking stalls.
  - Access for drive through facilities must be approved by the Public Services Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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5537A/83A/p.4/11-16-87:rk  
Page 89A information about parking and parking areas, see Chapter 105.  
For details of the regulations in this category, see Chapter 100.  
For information of the regulations in this category, see Chapter 95.  
For details of what may exceed this height limit, see Chapter 115.  
For details regarding required yards, see Chapter 115.

**Footnotes**

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS				REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
A retail establishment providing storage services. See also Special Regulation #2	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ----- Otherwise, 35' above average elevation See also Special Req. #5	A	E	See Section 105.25		
			See Special Regulation # 4									

Zone	Section
BC	45.10.a

**SPECIAL REGULATIONS**

- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- May include accessory living facilities for resident security manager.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONING CHART			
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone	Section	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	HEIGHT OF STRUCTURE						
Any retail establishment other than those specifically listed in this zone, selling goods or providing services including banking and related financial services		None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #4	B	E	1 per each 300 sq. ft. of gross floor area	BC	45.10.b		
A multi-use complex or mixed use building containing 7 or more retail establishments, restaurants, or taverns, or fast-food restaurants	Process II, Chapter 150	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #4	B	E	See Section 105.25					

- SPECIAL REGULATIONS**
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    - The assembled or manufactured goods are directly related to and are dependant upon this use, and are available for purchase and removal from the premise.
    - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
  - Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
  - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
    - The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
    - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- The applicant may develop the subject property under this use listing or under individual use listings in this zone.
  - Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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REGULATIONS CONTINUE ON NEXT PAGE

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

# CHART

Zone

Section

bc

45.10.b

## SPECIAL REGULATIONS

### REGULATION CONTINUED FROM PREVIOUS PAGE

4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
5. Structure height may be increased above 35 feet in height through a Process IIA if:
  - a. It will not block local or territorial views designated in the Comprehensive Plan;  
and
  - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
6. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
7. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - a. The assembled or manufactured goods are directly related to and are dependant upon this use, and are available for purchase and removal from the premise.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
  - a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
  - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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Page 90A

or other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 100.

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

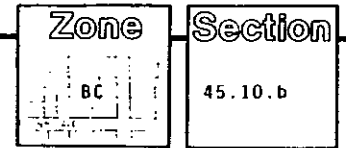
For details regarding required yards, see Chapter 115.

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON						
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
			FRONT	SIDE	REAR					
Office Use	None	None	20'	0'	0'	78% 80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #5	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area Otherwise, 1 per each 300 sq.ft. of gross floor area
Hotel or Motel	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #5	B	E	1 per each room. See also Special Regulation #6

### CHART



### SPECIAL REGULATIONS

- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The following regulations apply to veterinary office only:
    - May only treat small animals on the subject property.
    - Outside runs and other outside facilities for the animals are not permitted.
    - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
  - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    - The ancillary assembled or manufactured goods are subordinate to and dependant on this use.
    - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - May include ancillary meeting and convention facilities.
  - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
  - Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case by case basis.

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### Footnotes

or other information about parking and parking areas, see Chapter 105.  
 5537A/83A/p.10/11-16-87/TS:rk  
 Page 90A Information of the regulations in this category, see Chapter 100.  
 Page 90A Information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

USE	REGULATIONS	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE		CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section	SPECIAL REGULATIONS	
				FRONT	SIDE	REAR									
A retail establishment providing entertainment, recreational or cultural activities		None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #4	B	E	per ever fixed seats	BC	45.10.b	<ol style="list-style-type: none"> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>	

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



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE SIGN CATEGORY	REQUIRED PARKING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY				
Private Lodge or Club	None	None	20'	0'	0'	70% 80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Special Regulation #4.	10'	B	1 per ea 300 sq.f of gross floor ar			
Stacked Dwelling Unit. See Special Regulation #1	None	None	Same as these regulations for the ground floor use. See Special Regulation #1						A	1.7 per unit			
Church	None	None	20'	0'	0'	70% 80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Special Regulation #4.		C	B See Section 105.25 1 per every four people based on maximum occupancy load of any area of wor-ship. See also Special Regulation #6			

Zone	Section
BC	45.10.c

SPECIAL REGULATIONS
<ol style="list-style-type: none"> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol> <ol style="list-style-type: none"> <li>This use may not be located on the ground floor of a structure.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol> <ol style="list-style-type: none"> <li>May include accessory living facilities for staff persons.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> </ol>

REGULATIONS CONTINUED ON NEXT PAGE

or 50' x 83' or 100' x 100' parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.





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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON		REQUIRED PARKING
				REQUIRED YARDS					LANDSCAPE CATEGORY	SIGN CATEGORY	
				FRONT	SIDE	REAR					
Public Utility	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	A	B	See Section 105.25	
Government Facility	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	C	B	See Section 105.25	
Public Transit Shelter	None	None	0	0	0	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	

*Note: Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Reg. #3.*

Zone	Section
BC	45.10.d

**SPECIAL REGULATIONS**

- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process 11A, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON							
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING
			FRONT	SIDE	REAR					
Public Parks	If one acre or more then Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by-case basis			If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, none 35' above average building elevation. See also Special Regulation #4	--	B	See Section 105.25	

### CHART

Zone BC	Section 45.10.d
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#### SPECIAL REGULATIONS

- The design of the park must serve the needs of the area in which it is located.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Vehicle Service Station	Process 11A Chapter 150	22,500 sq. ft.	40'	15' on each side	15'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none - 35' above building elevation. See also Special Regulation #6.	A	E	See Section 005.25			
Restaurant or Tavern	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none - 35' above average building elevation. See also Special Regulation #4.	B	E	per each 100 sq.ft. of gross floor area			

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REGULATIONS CONTINUED ON NEXT PAGE

**CHART**

Zone ECC	Section 47.10.a
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**SPECIAL REGULATIONS**

- May not be more than 2 vehicle service stations at any intersection.
- Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process 11A, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

REGULATIONS CONTINUED ON NEXT PAGE

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON						
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
			FRONT	SIDE	REAR					
Fast Food Restaurant	None	None	CONTINUED FROM PREVIOUS PAGE			80%	If adjoining a low density zone, then 25' above average building elevation Otherwise, none	A	E	per each 50 80 sq. feet of gross floor area
			20'	0'	0'		35' above average building elevation. See also Special Regulation #6.			
			Each of these yards of a structure must be increased 1 foot for each 1' that structure exceeds 30' above average building elevation. See Special Regulation #5.							

CHART	Zone	Section
		BCX
SPECIAL REGULATIONS		
CONTINUED FROM PREVIOUS PAGE		
<ol style="list-style-type: none"> <li>1. Must provide one outdoor waste receptacle for every 8 parking stalls.</li> <li>2. Access for drive through facilities must be approved by the Public Services Works Department. Drive-through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.</li> <li>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. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>a. It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>		

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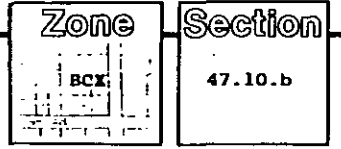
Footnotes

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

Page

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	MAXIMUMS	
			FRONT	SIDE	REAR						HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY
Any retail establishment other than those specifically listed in this zone, selling goods or providing services including banking and related financial services (see Special Regulations #1)	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	B	E	1 per each 300 sq.ft of gross floor area		
A multiuse complex or mixed use building containing 7 or more retail establishments, restaurants, or taverns, or fast food restaurants	Process II, Chapter 150	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	B	E	See Section 105.25		

CHART



SPECIAL REGULATIONS

- This use specifically excludes vehicle or boat sales or vehicle or boat service or repair.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
  - The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
  - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
  - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
    - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
    - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

- The applicant may develop the subject property under this use listing or under individual use listings in this zone.
- Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

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REGULATIONS CONTINUED ON NEXT PAGE

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REGULATIONS CONTINUED ON NEXT PAGE

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

Footnotes





### CHART

Zone
BCX

Section
47.10.b

#### SPECIAL REGULATIONS

4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:

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<p>or other information about parking and parking areas, see Chapter 105.          —For details of the regulations in this category, see Chapter 100.          —For information of the regulations in this category, see Chapter 95.          —For details of what may exceed this height limit, see Chapter 115.          —For details regarding required yards, see Chapter 115.</p>
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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PERMITS	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR								
Office Use	None	None	20'	0'	0'	70% 80%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, none 35' above average building elevation. See also Special Regulation #6.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area  Otherwise, 1 per each 300 sq.ft. of gross floor area			
			Each of these yards of structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation See Special Regulation #5										

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Footnotes

CHART

Zone	Section
BCX	47.10.b

SPECIAL REGULATIONS

- a. It will not block local or territorial views designated in the Comprehensive Plan; and
- b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
7. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
8. Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
  - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
9. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
  - a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
  - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
1. 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. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. The following regulations apply to veterinary office only:
  - a. May only treat small animals on the subject property.
  - b. Outside runs and other outside facilities for the animals are not permitted.
  - c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
4. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - a. It will not block local or territorial views designated in the Comprehensive Plan; and
  - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	CHART	Zone BCX	Section 47.10.b		
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE						
			LOT SIZE	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE										
			FRONT	SIDE	REAR												

Hotel or Motel	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #5	B	E	1 per each room. See also Special Regulation #6
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- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- May include ancillary meeting and convention facilities.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case by case basis.

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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 information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY		SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR		HEIGHT OF STRUCTURE						
A retail establishment providing storage services. See also Special Regulation #2		None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ----- Otherwise, 35' above average building elevation See also Special Req. #5	A	E	See Section 105.25			

Zone  
BCX

Section  
47.10 b.

**SPECIAL REGULATIONS**

1. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
2. May include accessory living facilities for resident security manager.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
5. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - a. It will not block local or territorial views designated in the Comprehensive Plan; and
  - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
retail establishment providing entertainment, recreational or cultural activities	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #4	B	E	1 per every 100 fixed seats	

**CHART**

Zone BCX	Section 47.10.6
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**SPECIAL REGULATIONS**

- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process 11A, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.						USE ZON				
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	STRUCTURE			
Private Lodge or Club	None	None	20'	0'	0'	70%-80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Special Regulation #3.	B	B	1 per ea 300 sq. f of gross floor ar	
Stacked Dwelling Unit. See Special Regulation #1	None	None	Same as these regulations for the ground floor use. See Special Regulation #1				A	A	1.7 per unit		
Church	None	None	20'	0'	0'	70%-80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Special Regulation #4.	C	B	See Section 105.25 1 per every four people based on maximum occupancy load of any area of wor-ship. See also Special Regulation #6	

CHART	
Zone BCX	Section 47.10.c
SPECIAL REGULATIONS	
<p>1. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p> <p>4. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:</p> <p>a. It will not block local or territorial views designated in the Comprehensive Plan; and</p> <p>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</p> <p>1. This use may not be located on the ground floor of a structure.</p> <p>2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>3. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>1. May include accessory living facilities for staff persons.</p> <p>2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p>	

REGULATIONS CONTINUED ON NEXT PAGE

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

**USE ZON CHART**

Zone	Section
BCA	47.10.c

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
School or Day-Care Center		None	None	30'	0'	0'	80%	if adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>No parking is required for day-care or school ancillary to the use.</li> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</li> <li>A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5'.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> </ol>	
Mini-school or mini-day-care (7-12 attendees) Day-care home (6 or less attendees)		None	None	30'	0'	0'	80%	if adjoining a low density zone, then 25' above average building elevation.	D	B	See Section 105.25	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5'.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> </ol>	

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS 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 information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.

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

**USE ZON CHART**

Zone BCA	Section 47.10.c
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				
			FRONT	SIDE	REAR							
School or Day-Care Center		None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>No parking is required for day-care or school ancillary to the use.</li> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5'.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> </ol>
Mini-school or mini-day-care (7-12 attendees) Day-care home (6 or less attendees)		None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5'.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> </ol>

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

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

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART			
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone BCX	Section 47.10.c
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	STRUCTURE	STRUCTURE					
Convalescent Center or Nursing Home	None	None	30'	0'	0'	80%	Otherwise, 35' above average building elevation. See also Special Reg. #11	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #4	C	B	1 for each bed			
REGULATIONS CONTINUED FROM PREVIOUS PAGE												SPECIAL REGULATIONS		
REGULATIONS CONTINUED FROM PREVIOUS PAGE												REGULATIONS CONTINUED FROM PREVIOUS PAGE		
<ul style="list-style-type: none"> <li>5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>6. May include accessory living facilities for staff persons.</li> <li>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>9. If any portion of a structure is adjoining a low density zone, then either:               <ul style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ul> </li> <li>10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>11. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ul style="list-style-type: none"> <li>a. It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ul> </li> </ul>												<ul style="list-style-type: none"> <li>1. If any portion of a structure is adjoining a low density zone, then either:               <ul style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ul> </li> <li>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>4. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ul style="list-style-type: none"> <li>a. It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ul> </li> </ul>		

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON:									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE					
Public Utility	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, none. 35' above average building elevation. See also Special Regulation #4.	A	B	See Section 105.25		
Government Facility	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, none. 35' above average building elevation. See also Special Regulation #4.	C See Spc Reg #5	B	See Section 105.25		
Public Transit Shelter	None	None	0	0	0	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		

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### CHART

Zone	Section
BCX	47.10.d

### SPECIAL REGULATIONS

- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- May install transit route and information signs and markers.

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

REGULATIONS USE ↙	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON							
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING
			REQUIRED YARDS							
		FRONT	SIDE	REAR						
Public Parks	If one acre or more then Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, none 35' above average building elevation. See also Special Regulation #4	--	B	See Section 105.25

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CHART

Zone BCX	Section 47.10.d
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SPECIAL REGULATIONS

- The design of the park must serve the needs of the area in which it is located.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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



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	LI	55.10.a.
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE						
Manufacturing of food products														
Manufacturing of textile or leather products from pre-prepared material														
Manufacturing of wood products from pre-prepared material	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area	1. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 4 to determine what other provision of this Code may apply to the subject property.			
Manufacturing of paper products from pre-prepared material							Otherwise, none.							
Manufacturing of drugs														
Manufacturing of plastic products from pre-prepared material														
Manufacturing of Stone, Clay, Glass, China, or Ceramic Products														

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

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 SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS	Zone	Section	
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REAR						
<p>Manufacturing of Gold-Mix process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or other toilet preparations.</p> <p>Manufacturing of electrical equipment.</p> <p>Manufacturing of scientific or photographic equipment.</p> <p>Manufacturing of fabricated metal products. See Special Regulation #1.</p> <p>Packaging of prepared materials manufacturing see Spec. Reg. #1 and #2.</p>	None	None	30'	0'	0'	50%	<p>If adjoining a low density zone, then 25' above average building elevation.</p> <p>Otherwise, 35' above average building elevation. See also Spec. Reg. #6.</p>	C	1 per each 1,000 sq. ft. of gross floor area.	<p>1. The following manufacturing uses are permitted:</p> <p>a. Food, drugs, stone, clay, glass, china, ceramics, products, electrical equipment, scientific or photographic equipment, fabricated metal products;</p> <p>b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</p> <p>c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</p> <p>d. Packaging of prepared materials;</p> <p>e. Textile, leather, wood, paper and plastic products from pre-prepared material; and</p> <p>f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</p> <p>2. Metal products manufacture may not include fabrication of major structural steel forms, boiler making, or similar activities.</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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>5. The required yard of any portion of the structure must be increased 1 foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p> <p>6. Structure height may be increased above 35 feet in height through a Process 11A, Chapter 150, if:</p> <p>a. It will not block local or territorial views designated in the Comprehensive Plan; and</p> <p>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</p>	55.10.b.			

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5548A/83A/pg. 5/11-06-87/TS:dc REGULATIONS CONTINUED ON NEXT PAGE

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

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			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		LI	55.10.b.	
			FRONT	SIDE	REAR										
A retail establishment providing storage services. See also Special Regulation #2	None	None	30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation otherwise 15' above average building elevation see also special regulation #2	A			See Section 105.25	CONTINUED FROM PREVIOUS PAGE		1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 2. May include accessory living facilities for resident security manager. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 5. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.	
			CONTINUED FROM PREVIOUS PAGE									CONTINUED FROM PREVIOUS PAGE			

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Footnotes

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

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

**USE ZONE CHART**

Zone 	Section 55.10.c.
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USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS										
			FRONT	SIDE	REAR																
			Warehouse or Storage Services	None	None							30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>	
Wholesale Trade						Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation.					See Special Regulation #4	Otherwise, 35' above average building elevation. See also Special Regulation #5 none									
Industrial Laundry Facility																					
Wholesale Printing or Publishing																					
A Retail Establishment Providing Building Construction, Plumbing, Electrical, Landscaping, or Pest Control Services	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>										
A Retail Establishment Selling Building Materials or Hardware							Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation.														
A Retail Establishment Providing Rental Services							Otherwise, 35' above average building elevation. See also Special Regulation #5 none														

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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 information of the regulations in this category, see Chapter 100.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.



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

### USE ZONE CHART

Zone	Section
LI	55.10.d.

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
			REQUIRED YARDS								
			FRONT	SIDE	REAR						
Hotel or motel	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none - 35' above average building elevation. See also Spec. Reg. #5	B	E	See Section 105.25-1 per car room. See Spec. Reg. #6.	<ol style="list-style-type: none"> <li>May include meeting and convention facilities.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.</li> </ol>
A retail establishment providing printing, publishing, or duplicating services	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none - 35' above average building elevation. See also Spec. Reg. #5	B	E	1 per each 300 sq.ft of gross floor area	<ol style="list-style-type: none"> <li>Gross floor area for this use may not exceed 3,000 sq.ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>

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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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

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

**USE ZON CHART**

Zone 	Section 55.10.e.
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS				HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Auction house See Special Regulation #1	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none-35' above average building elevation. See also Spec. Reg. #5	B	E	1 per each 300 sq. ft of gross floor area	<ol style="list-style-type: none"> <li>Livestock auctions are not permitted.</li> <li>Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:                             <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>	
Kennel	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none-35' above average building elevation. See also Spec. Reg. #7	B	E	1 per each 300 sq. ft of gross floor area	<ol style="list-style-type: none"> <li>Outside runs and other facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.</li> <li>Must provide suitable shelter for the animals.</li> <li>Must maintain a clean healthful environment for the animals.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:                             <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>	

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REGULATIONS CONTINUED ON NEXT PAGE

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



**REGULATIONS**

**USE** (indicated by arrows pointing to the 'USE' column)

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

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACE
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY		
		FRONT	SIDE	REAR					
A retail establishment providing vehicle or boat sales, repair, services, washing, or rental	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	E 1 per each 300 sq. ft. of gross floor area. See Section 105.25
Restaurant or Tavern	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	B	E 1 per each 100 sq. ft. of gross floor area.

Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Spec. Reg. #4

Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Spec. Reg. #3

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**CHART**

Zone	Section
LI	55.10.f

**SPECIAL REGULATIONS**

- Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
- 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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

REGULATIONS 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 information of the regulations in this category, see Chapter 100.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										Zone Section		
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	SPECIAL REGULATIONS		Zone	Section	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE								REQUIREMENTS
			FRONT	SIDE	REAR											
Restaurant or Tavern			CONTINUED FROM PREVIOUS PAGE										CONTINUED FROM PREVIOUS PAGE			
Fast Food Restaurant	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none - 35' above average building elevation. See also Spec. Req. 16	B	E	1 per each 500 sq. ft. of gross floor area						55.10.f.
			Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Spec. Req. 15											<ol style="list-style-type: none"> <li>1. Must provide one outdoor waste receptacle for every 8 parking stalls.</li> <li>2. Access for drive-through facilities must be approved by the Public Services Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> <li>a. It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>		


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

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

**USE ZON CHART**

Zone 	Section 55.10.g.
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY				
			FRONT	SIDE	REAR							
A retail establishment providing banking and related financial services		None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	B	E	1 per ea 300 sq. ft of gross floor are	<ol style="list-style-type: none"> <li>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 10 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:                             <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</li> </ol>
A retail establishment providing entertainment recreational or cultural activities		None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	B	E	See Section 105.25 1 per eve 4 fixed seats	<ol style="list-style-type: none"> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:                             <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>

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REGULATIONS 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 information of the regulations in this category, see Chapter 100.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
3 Retail Variety, or Department Store	None	None	CONTINUED FROM PREVIOUS PAGE			80%	15'	35'	15'	15'	15'	B	E	per each 800 sq.ft. of gross floor area
			30'	0'	0'		Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation.	See Special Regulation 15	15'	15'	15'			See also spec. Reg. 16

Zone	Section
LI	55.10.g

**SPECIAL REGULATIONS**

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- This use must contain at least 75,000 square feet of gross floor area.
- Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
  - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
  - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	USE ZON
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
A multi-use complex or mixed use building containing 7 or more restaurants, taverns, fast food restaurants or retail establishments.	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #5 none	B	E	See Section 105.25		
Office Use	None	None	30'	0'	0'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation.	C	D	See also Spc. Reg. #3a If a medical, dental or veterinar. office, then, 1 per each 200 sq.ft of gross floor are Otherwise		

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CHART

Zone LI	Section 55.10.h
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SPECIAL REGULATIONS

- Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
- 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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  - Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - It will not block local or territorial views designated in the Comprehensive Plan; and
    - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
  - Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
    - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
      - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
      - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
    - Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
      - The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
      - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- 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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

REGULATION 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 information of the regulations in this category, see Chapter 100.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone	Section
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	SPECIAL REGULATIONS		55.10.h.	
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR							
		FRONT	SIDE	FRONT										
LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	SPECIAL REGULATIONS					
Office use		CONTINUED FROM PREVIOUS PAGE									CONTINUED FROM PREVIOUS PAGE			
						Building elevation See also Special Regulation 55.10.h		1 per each 300 sq.ft. of gross floor area.			<ol style="list-style-type: none"> <li>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>3. The following regulations apply only to veterinary offices:               <ol style="list-style-type: none"> <li>a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.</li> <li>b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the Section in Chapter 115 entitled <u>Outdoor Use, Activity and Storage</u> for further regulations.</li> </ol> </li> <li>4. <u>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</u> <ol style="list-style-type: none"> <li>a. <u>The ancillary assembled or manufactured goods are subordinate to and dependant on this use.</u></li> <li>b. <u>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</u></li> </ol> </li> <li>5. <u>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</u></li> <li>6. <u>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:</u> <ol style="list-style-type: none"> <li>a. <u>It will not block local or territorial views designated in the Comprehensive Plan; and</u></li> <li>b. <u>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</u></li> </ol> </li> </ol>			

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6844C/233A/pg.4(5548A/83A)11-06-87/TSdc

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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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.



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

**USE ZON CHART**

<b>Zone</b>	<b>Section</b>
LI	55.10.h

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LOT COVERAGE	HEIGHT OF STRUCTURE			
			FRONT	SIDE	REAR							
School or Day-Care Center	None	None	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25		
Mini-school or mini-day-care (7-12 attendees or day-care home (6 or less attendees))	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25		

**SPECIAL REGULATIONS**

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- A 6-foot high fence is required along the property lines adjacent to the outside play areas.
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines as follows.
  - 20 feet if this use can accommodate 50 or more students or children.
  - 10 feet if this use can accommodate 13 to 49 students or children.
  - Otherwise, 5 feet.
- An on-site passenger loading area may be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation; or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Minimum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

REGULATIONS CONTINUED ON NEXT PAGE

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REGULATIONS CONTINUED ON NEXT PAGE

68AAC/233A/p. 6(5548A/83A)11-21-B8/TS:dc


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

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Footnotes

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone	Section
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY					
<p>Convalescent Center or Nursing Home</p> <p>6844C/233A/p.7(5548A/83A)1</p>	None	None	30'	0'	0'	80%	<p>If adjoining a low density zone, then 25' above average building elevation.</p> <p>Otherwise, 35' above average building elevation.</p> <p>See also Special Reg. #4</p>	C	B	1 for each bed	<p>CONTINUED FROM PREVIOUS PAGE</p> <p>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p> <p>10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p> <p>11. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:</p> <p>a. It will not block local or territorial views designated in the Comprehensive Plan; and</p> <p>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</p> <p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p> <p>4. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:</p> <p>a. It will not block local or territorial views designated in the Comprehensive Plan; and</p> <p>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</p> <p>6844C/233A/p.10(5548A/83A)1-21-88/TS:dc</p>	55.10.h			

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

### USE ZON CHART

Zone 	Section 55.10.i.
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Public Utility	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ----- Otherwise none - 35' above average building elevation See also Spec. Reg #3	A	B	See Section 105.25	<ol style="list-style-type: none"> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> <li>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>	
Government Facility								C	B	See Spec Reg #5		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec Reg #2	See Section 105.25		
Public Park	None	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation ----- Otherwise none - 35' above average building elevation See also Spec. Reg #4	--	B	See Section 105.25	<ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:               <ol style="list-style-type: none"> <li>It will not block local or territorial views designated in the Comprehensive Plan; and</li> <li>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</li> </ol> </li> </ol>	

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	CHART		
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	CATEGORY			CATEGORY	Zone	Section
		FRONT	SIDE	REAR										
Professional Football, Baseball or Soccer Practice or Play Facility	None if part of approved Master Plan. Otherwise, Process III Chapter 155	10 acres				80%	80' above average building elevation	C	B			See Section 105.25	PLA 1	60.10.c
			As established in the Master Plan or as allowed under Special Regulation #1				See Special Reg. #2 and #3	See Spec. Reg. #4	See Spec. Reg. #5	See Spec. Reg. #7				
Detached Dwelling Unit	None	8,500 sq. ft.	20'	5', but 2' side yards must equal at least 15'	10'	50%	25' above average building elevation	E	A		2.0 per unit			
Public Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	A	B		See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spc. Reg. #4.	B		See Section 105.25			
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2		None			

Zone	Section
PLA 1	60.10.c

SPECIAL REGULATIONS
<ol style="list-style-type: none"> <li>All structures and practice or play facilities must be set back from exterior property lines at least 50 feet. Parking lots must be set back at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105.</li> <li>Maximum height of permanent structures shall be 35 feet above average building elevation.</li> <li>Maximum height of temporary structures shall be 60 feet above finished grade.</li> <li>Perimeter buffering shall be a minimum of 30 feet wide, and planted and maintained per Chapter 95. The City shall solicit the input of abutting property owners in the selection of trees to be retained and installed.</li> <li>One point of vehicular access only is permitted directly onto N.E. 53rd Street. Secondary access through the college campus is permitted.</li> <li>A single pedestal or monument sign, non-interior illuminated, shall be permitted on N.E. 53rd Street.</li> <li>During summer training camp, the public will be directed, by means of pedestal signs at entrances to the College, to the parking areas in the interior of the campus.</li> <li>On-site parking shall be adequate to meet peak season use.</li> <li>No public exhibitions or games shall be permitted.</li> <li>No helicopter operations shall be permitted, except for emergency situations.</li> <li>No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations.</li> <li>Only one professional sport organization may occupy and use the facility in any consecutive 12 month period.</li> </ol>
<ol style="list-style-type: none"> <li>Not more than one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
<ol style="list-style-type: none"> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li><del>Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</del>  <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                     See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>
<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>

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



**CHART**

Zone  PLA 1	Section  60.10.c
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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING	
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis			25' above average building elevation.	--	B	See Section 105.25		

**SPECIAL REGULATIONS**

- The design of the park must serve the needs of the area in which it is located.
- Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON			
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	D	A	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	D						A
				FRONT	SIDE	REAR									
Attached or Stacked Dwelling Units		Process III Chapter 155	35,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation	0	A	1.7 per unit				
					See also Special Regulation #5			See also Special Regulation #7							
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)		Process III Chapter 155	35,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation. See also Special Regulation #7	0	B	See Section 105.25				
		None			See also Special Regulation #5.										

CHART

Zone PLA 2	Section 60.15.a
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SPECIAL REGULATIONS

- This development may also be regulated under the City's Shoreline Master Program; consult that document.
  - Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.
  - No structure may be waterward of the high waterline.
  - May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
  - No structure may be within 50' of the high waterline of the canal. No structure may be within 100' of the high waterline of the remainder of Lake Washington.
  - If the development includes portions of Planned Area 3, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
  - The height of a structure may be increased as long as neither of the following maximums is exceeded:
    - The structure may not exceed 60' above average building elevation.
    - The structure may not exceed a plane that starts 3.5' above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal.
  - 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 modifications. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
  - Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
  - No structure may be waterward of the high waterline.
  - May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
  - No structure may be within 50' of the high waterline of the canal. No structure may be within 100' of the high waterline of the remainder of Lake Washington.
  - If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
  - The height of a structure may be increased as long as neither of the following maximums is exceeded:
    - The structure may not exceed 60' above average building elevation.
    - The structure may not exceed a plane that starts 3.5' above the outside westbound lane of SR 520 and ends at the high waterline of Lake Washington in the zone, excluding the canal.
  - See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications.
  - May locate on the subject property only if --
    - It will serve the immediate neighborhood in which it is located; or
    - It will not be detrimental to the character of the neighborhood in which it is located.
  - A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.

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REGULATIONS 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 information of the regulations in this category, see Chapter 99.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.





USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
				FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	E	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	B See Spc Reg #5	E	See Section 105.25			
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None			
Public Park	Process IIA Chapter 150	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	See Section 105.25			

### CHART

Zone PLA 2	Section 60.15.a
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#### SPECIAL REGULATIONS

11. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
12. Structured play areas must be setback from all property lines by 5'.
13. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
14. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
15. May include accessory living facilities for staff persons.
16. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
17. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.
3. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
4. See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. For a Government Facility Use, Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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.

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.
3. Portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.
4. See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

6058A/82A/p.3/ 2-23-87/TS:rk

6058A/82A/p.4/12-23-87/TS:rk

### Footnotes

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON				
Detached Dwelling Unit	None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 70%	30' above average building elevation.	E	A	2.0 per Unit			
Attached or Stacked Dwelling Unit	None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 70%	30' above average building elevation.	D	A	1.7 per Unit			
Attached or Stacked Dwelling Units	Process II Chapter 155	Must be part of a development with a site area of at least 15 acres with 3600 sq.ft. per unit.	20'	10' on each side	10'	60% 70%	30' above average building elevation. See Special Regulation #5	D	A	1.7 per Unit			

5657A/85A/p.1/01-08-88/TS:rk:np

CHART

Zone PLA 3	Section 60.20.a
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SPECIAL REGULATIONS

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands.
3. Access points onto Lake Washington Blvd. must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
4. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
  - b. Lawn covering the berm,
  - c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
6. 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.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.
4. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
5. The height of structures may be increased if--
  - a. The structure does not exceed 60' above average building elevation,
  - b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
  - c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
  - b. Lawn covering the berm,
  - c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
8. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5657A/85A/p.2/01-08-88/TS:rk:np

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART											Zone PLA 3	Section 60.20.b
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	MAXIMUMS		LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
				FRONT	SIDE	REAR			C	D				
Office Uses	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres.  See Special Regulation #8	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #5	C	D	If a Medical, Dental, or Veterinar Office, then 1 pe each 200 sq.ft. of gross floor are ----- Otherwise 1 per eac 300 sq.ft of gross			<ol style="list-style-type: none"> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.</li> <li>Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.</li> <li>If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.</li> <li>The height of structures may be increased if--               <ol style="list-style-type: none"> <li>The structure does not exceed 60' above average building elevation,</li> <li>The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and</li> <li>The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.</li> </ol> </li> <li>City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:               <ol style="list-style-type: none"> <li>An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,</li> <li>Lawn covering the berm,</li> <li>London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.</li> </ol> </li> <li>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.</li> <li>The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulations apply to veterinary offices only:               <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li><u>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</u> <ol style="list-style-type: none"> <li><u>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</u></li> <li><u>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</u></li> </ol> </li> </ol>	

5657A/84A/p.3/91-8-88:np

5657A/84A/p.4/12-21-87/TS:rk

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	C	D			
				FRONT	SIDE	REAR							
Development Containing Attached, or Stacked Dwelling Units and Office uses. See Special Regulation #1	Process II Chapter 155	Must be part of a development with a site area of at least 15 acres with 3600 sq.ft. per unit  See Special Regulation #7 for maximum amount of office space allowed	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #6	C	D	See Section 105.25			
School or Day Care Center	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres.  If this use can accommodate 50 or more students or children, then 50' on each side		50'	50'	10%	30' above average building elevation. See Special Regulation	D	B	See Section 105.25			

REGULATIONS CONTINUE ON NEXT PAGE

5657A/R5A/p.5/12-21-87/TS:rk

Footnotes

CHART

Zone PLA 3	Section 60.20.c
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SPECIAL REGULATIONS

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. A veterinary office is not permitted in any development containing dwelling units.
3. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
4. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.
5. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
6. The height of structures may be increased if--
  - a. The structure does not exceed 60' above average building elevation.
  - b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
  - c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #2.
7. The maximum amount of allowable floor area for office use is computed using the following formula:  
(The maximum number of dwelling units allowed on the subject property) --- The number of dwelling units proposed) --- the average square footage of the dwelling units proposed --- The amount of square footage available for office use.
8. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
  - b. Lawn covering the berm,
  - c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
9. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
10. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

REGULATIONS CONTINUE ON NEXT PAGE

5657A/R5A/p.6/12-21-87/TS:rk

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

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE				
			Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.				USE ZON	CHART			
School or day-care center		See Special Regulation #8	If this use can accommodate 13 to 49 students or children, then 20' on each side	20'	20'	5.					
			Otherwise 5' but 2 side yards must equal at least 15'	10'							
Mini-school or mini-day-care (7-12 attendees)	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres with 3600 sq.ft. per unit	20'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation see Spec. Reg. #5	E	B	See Section 105.25	
Day-Care Home (6 or less attendees)	None										

REGULATIONS CONTINUE ON NEXT PAGE

Zone

PLA 3

Section

60.20.c

SPECIAL REGULATIONS

4. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
5. The height of structures may be increased if--
  - a. The structure does not exceed 60' above average building elevation.
  - b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
  - c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #2.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center.
  - b. Lawn covering the berm.
  - c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. 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.
8. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.
9. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
10. Hours of operations may be limited to reduce impacts on nearby residential areas.
11. Structured play areas must be set back from all property lines as follows:
  - a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - c. Otherwise, 5 feet.
12. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
13. May include accessory living facilities for staff persons.
14. Refer to Chapter 3 to determine what other provision of this Code may apply to the subject property.
15. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
16. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

REGULATIONS CONTINUE ON NEXT PAGE

5657A/85A/p.7/01-12-88/TS:dc

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Footnotes

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

**USE ZON**

**CHART**

<b>Zone</b> PLA 3	<b>Section</b> 60.20-c
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Convalescent Center or Nursing Home	Process III Chapter 155	Must be part of a development with a site area of at least 15 acres. See Special Regulation 18	20'	20' on each side	20'	70%	30' above average building elevation. See Special Regulation 25		B		1 for each bed	

**SPECIAL REGULATIONS**

REGULATIONS CONTINUED FROM PREVIOUS PAGE

4. If the development includes portions of Planned Area 2, the applicant may propose and the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
5. The height of structures may be increased if--
  - a. The structure does not exceed 60' above average building elevation.
  - b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
  - c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center.
  - b. Lawn covering the berm.
  - c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
8. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
9. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
10. Structured play areas must be setback from all property lines by 5'.
11. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
12. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
13. May include accessory living facilities for staff persons.
14. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
15. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.
4. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.

REGULATIONS CONTINUE ON NEXT PAGE

5657A/85A/p.10/01-12-88/TS:dc

5657A/85A/p.9/01-12-88/TS:dc

**Footnotes**

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

CHART

Zone PLA 3	Section 60.20.c
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SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

5. The height of structures may be increased if--
  - a. The structure does not exceed 60' above average building elevation.
  - b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
  - c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
  - a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
  - b. Lawn covering the berm,
  - c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. 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.
8. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5657A/85A/p.11/01-08-88/TS:rk:dc

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

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS		PLA3	60.20.d
			FRONT	SIDE	REAR									
Church	Process IIA Chapter 150	Must be part of a development with a site area of at least 15 acres.  See Special Regulation #8	20'	20' on each side	20'	70%	80' above average building elevation. See Special Regulation #5	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #10	<ol style="list-style-type: none"> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.</li> <li>Venicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.</li> <li>If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.</li> <li>The height of structures may be increased if--               <ol style="list-style-type: none"> <li>The structure does not exceed 60' above average building elevation,</li> <li>The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and</li> <li>The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.</li> </ol> </li> <li>City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:               <ol style="list-style-type: none"> <li>An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,</li> <li>Lawn covering the berm,</li> <li>London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.</li> </ol> </li> <li>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.</li> <li>The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>			

9433C/308A/p.1/01-25-88:cw

9433A/308A/p.2/01-25-88/TS:cw

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

Footnotes





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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		
			LOT SIZE	FRONT	SIDE						REAR	
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spc Reg 17	B	See Section 105.25	
Public Transit Shelter		None	None	0'	0'	0'	100%	5' above average building elevation			See Spc. Reg. 72	
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	

**USE ZON CHART**

Zone PLA 3	Section 60.20.d
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**SPECIAL REGULATIONS**

- This development may also be regulated under the City's Shoreline Master Program; consult that document.
  - Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
  - 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.
  - City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
    - An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
    - Lawn covering the berm,
    - London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
  - May install transit route and information signs and markers.
- 
- Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive of the natural environment. In addition, the park must be designed to minimize impacts on the wetland.
  - City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
    - An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
    - Lawn covering the berm,
    - London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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565/A/85A/p.12/01-07-88/TS:np

**Footnotes**

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

REGULATIONS		USE ZONE CHART										Zone PLA 5A		Section 60.30.a1			
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS					
				FRONT	SIDE	REAR											
USE	REGULATIONS																
Detached Dwelling Units	If the Development contains more than 3 dwelling units, then Process-118 Chapter-152 ----- Otherwise, None	5,000 sq-ft per-unit 3,600 sq-ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	25' above average building elevation.	E	A	2.0 per Unit	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:                             <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>						
Attached Dwelling Units	If the Development contains more than 3 dwelling units, then Chapter-118 Process-152 ----- Otherwise, None	5,000 sq-ft per-unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation.	D	A	1.7 per Unit	<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:                             <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA-5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA-5A exceeds 15 feet above average building elevation. See the Section in Chapter-115 entitled Distance Between Structures Regarding Maximum Horizontal Façade Regulation for further details.</li> <li>Chapter-115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter-1 to determine what other provision of this Code may apply to the subject property.</li> </ol>						

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

REGULATIONS USE	DIRECTIONS FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
		FRONT	SIDE	REAR							
Detached, Attached or Stacked Dwelling Units	Process-118 Chapter-152 None	One-acre with at least 1,800 sq-ft. per unit: 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	D	A	1.7 per Unit	
			The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.								

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Footnotes

CHART

Zone PLA 5A	Section 60.30.a.2)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
  - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR									
Church	Process 11A Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	See Section 105.25 1 for every four people based on maximum occupanc load of any area of wor-ship.			
School or Day Care Center	Process 11B Chapter 152 Process 11A Chapter 150	7,200 sq.ft.	50'	If this use can accommodate 50 or more students or children, then 50' on each side	50'	70%	30' above average building elevation.	D	B	See Section 105.25			
			20'	If this use can accommodate 13 to 49 students or children, then 20' on each side	10'								
			20'	Otherwise, 5', but 2 side yards must equal at least 15'	10'								
				See Special Regulation #									

MORE REGULATIONS ON NEXT PAGE

Zone	Section
PLA 5A	60.30.a.3)

**SPECIAL REGULATIONS**

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Traffic cannot significantly impact any residential neighborhood.
- Noise cannot exceed that normally associated with a residential neighborhood.
- Scale and placement of the structure must be in harmony with the residential setting.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- No parking is required for day-care or school ancillary to the use.

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- May locate on the subject property only if:
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING	MAXIMUMS	
			REQUIRED YARDS									
			FRONT	SIDE	REAR							
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	E	B	See Sect. 105.25		

Zone	Section
PLA 5A	60.30.a.3)

**SPECIAL REGULATIONS**

- A 6 foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
  - 20 feet if this use can accommodate 50 or more students or children.
  - 10 feet if this use can accommodate 13 to 49 students or children.
  - Otherwise, 5 feet.
- An on-site passenger loading area must be provided, ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (MAC-388-73).

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- May locate on the subject property only if --
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5'.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.

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0:2  
Footnotes

or 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.

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.												
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS					LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
				FRONT	SIDE	REAR								
Convallescent Center or Nursing Home	Process 11A Chapter 190	7,200 sq ft	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for ea bed				
			See Special Regulation #1											

CHART

Zone PLA 5A	Section 60.30.a.3)
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SPECIAL REGULATIONS

10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
  1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
    - b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
    - c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING			
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY			REQUIRED PARKING		
			FRONT	SIDE	REAR							LANDSCAPE SIGN CATEGORY	REQUIRED PARKING
Public Utility	None	None	20'	20' on each side See Special Regulation #1	10'	70%	30' above average building elevation	A	B	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side See Special Regulation #1	10'	70%	30' above average building elevation	C See Spc. Reg. #5	B	See Section 105.25			
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None			
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis See Special Regulation #1				30' above average building elevation.	--	B	See Section 105.25			

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Footnotes

CHART		Zone PLA 5A	Section 60.30.a.4)
SPECIAL REGULATIONS			
<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA-5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA-5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:</del> <ol style="list-style-type: none"> <li><del>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</del></li> <li><del>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.</del></li> </ol> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> </li> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li><u>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</u> <ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol> </li> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA-5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA-5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:</del> <ol style="list-style-type: none"> <li><del>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</del></li> <li><del>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.</del></li> </ol> </li> </ol>			

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

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# CHART

<b>Zone</b>
PLA 5A

<b>Section</b>
60.30.a.4)

## SPECIAL REGULATIONS

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

3. The design of the park must serve the needs of the area in which it is located.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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For other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter

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

For details regarding required yards, see Chapter 115.



REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE										CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR								
Detached Dwelling Units	None	5,000 sq. ft. per unit 3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	-50% 70%	25' above average building elevation	E	A	2.0 per Unit			
Detached, Attached or Stacked Dwelling Units	Process-118 Chapter-152 None	One acre with at least 1,800 sq. ft. per unit; 7,200 sq. ft. with at least 2,400 sq. ft. per unit 3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	-60% 70%	If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation.	D	A	1.7 per Unit			

Zone

PLA 5B

Section

60.30.b.1)

**SPECIAL REGULATIONS**

- For this use, only one dwelling unit may be on each lot regardless of lot size.
  - If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
    - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
    - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
    - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
    - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  - The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
    - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.

REGULATIONS CONTINUED ON NEXT PAGE

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36418/85A/p.1/6-10-87/DC:rk

**Footnotes**

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

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# CHART

Zone
PLA 5B

Section
60.30.b.1)

## SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

3641B/85A/TS:br/p.3/12-2-87

or other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 115.

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

For details regarding required yards, see Chapter 115.

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE									
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			LOT SIZE	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Office Use	Process-118 Chapter-152 None	None 7200-sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If the development contains at least one acre, then 30' above average building elevation. <del>17777</del> Otherwise, 20' above average building elevation.	C	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area  Otherwise, 1 per each 300 sq.ft. of gross floor area	
			The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.								

3641B/85A/p.3/6-10-87/DC:rk

CHART	Zone PLA 5B	Section 60.30.b.2
SPECIAL REGULATIONS		
<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>Primary vehicular access must be directly from 6th Street or 4th Avenue.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulations apply to veterinary offices only:               <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li><u>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</u> <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>		
3641B/85A/TS:br/p.5/12-2-87		

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE CHART		Zone PLA 5B	Section 60.30.b.3)
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
			FRONT	SIDE	REAR									
Development Containing Stacked or Attached Dwelling units and Office uses. See Special Regulation #1	Process-118 Chapter-152 None	One-acre with at least 1,800 sq.ft. per unit. See Special Regulation #6 for the maximum amount of office space allowed. 7,200 sq.ft. with 2,400 sq.ft. per unit. 3,600 sq. ft. with at least 1,800 sq. ft. per unit. See Special Regulation #6 for the maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If the development contains at least one acre, then 30' above average building elevation. <del>11111</del> otherwise, 20' above average building elevation.	C	D	See Section 105.25	<ol style="list-style-type: none"> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:                     <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>Primary vehicular access must be directly from 6th Street or 4th Avenue.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 75 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:                     <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - - - The number of dwelling units proposed) - x - the average square footage of the dwelling units proposed = The amount of square footage available for office use</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:                     <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol> </li> </ol>			

REGULATIONS CONTINUED ON NEXT PAGE

3641B/85A/TS: br/p.7/12-2-87

Footnotes

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



# CHART

Zone
PLA-5B

Section
60.30.b.3)

## SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

- 98. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 9. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE						
			FRONT	SIDE	REAR			Zone				Section	
Church	Process 11A Chapter 150 Process 1 Chapter 145	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #5.	PLA 5A	60.30.b.4)	

CHART

Zone PLA 5A	Section 60.30.b.4)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:~~
  - ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
  - ~~The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- No parking is required for day-care or school ancillary to the use.

3641B/85A/p.9/12-22-87

3641B/85A/TS:br/p.10/12-2-87

Footnotes

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

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACING
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
School or Day Care Center	Process 118 Chapter 152 if this use is adjoining a low density zone, then Process 1 Chapter 145 otherwise, none	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then, 50' 50' on each side	50' on each side	50'	70%	30' above average building elevation.	D	B	See Section 105.25		
			If this use can accommodate 13 to 49 students or children, then, 20' 20' on each side	20'	20'							
			Otherwise, 20' 5', but 2 side yards must equal at least 15'	10'	10'							
												See also Special Regulation #1

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REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

CHART	
Zone	Section
PLA 5A	60.30.b.51
SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:</del> <ol style="list-style-type: none"> <li><del>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</del></li> <li><del>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</del></li> </ol> </li> <li><del>May locate on the subject property only if--</del> <ol style="list-style-type: none"> <li><del>It will serve the immediate neighborhood in which it is located; or</del></li> <li><del>It will not be detrimental to the character of the neighborhood in which it is located.</del></li> </ol> </li> <li><del>4. A 6-foot-high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.</del></li> <li><del>Hours of operation may be limited to reduce impacts on nearby residential uses.</del></li> <li><del>Structured play areas must be set back from all property lines as follows:</del> <ol style="list-style-type: none"> <li><del>20 feet if this use can accommodate 50 or more students or children.</del></li> <li><del>10 feet if this use can accommodate 13 to 49 students or children.</del></li> <li><del>Otherwise, 5 feet.</del></li> </ol> </li> <li><del>An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</del></li> <li><del>May include accessory living facilities for staff persons.</del></li> <li><del>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</del></li> <li><del>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</del></li> <li><del>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</del></li> </ol>	

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REGULATIONS CONTINUED ON NEXT PAGE

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

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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON		REQUIRED PARKING SPACES	CHART	
			FRONT	SIDE	REAR			LANDSCAPE CATEGORY	SIGN CATEGORY		Zone	Section
			FIRST, read down to find USE... THEN, across for REGULATIONS.									
Mini-school or mini-day care (7-12 attendees) Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	E	B	See Sect 105.25	Zone PLA 5A	Section 60.30.b.5)
REGULATIONS CONTINUED FROM PREVIOUS PAGE											SPECIAL REGULATIONS	
REGULATIONS CONTINUED FROM PREVIOUS PAGE											REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<p>The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1.</p>											<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5'.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> </ol>	
Convalescent Center or Nursing Home	Process 1 Chapter 149	7,200 sq ft	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed	SPECIAL REGULATIONS CONTINUED ON NEXT PAGE	
<p>The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1.</p>											<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> </ol>	

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3641B/85A/p. 14/1-8-88:cm

Footnotes

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



# CHART

Zone

Section

PLA 5B

60.30.b.5)

## SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
4. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.

3641B/85A/p.15/12-28-87/TS:cw

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

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

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			FRONT	SIDE	REAR					
Public Utility	Process - IIA Chapter 150 Process I Chapter 145	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See Section 105.25
Government Facility	Process - IIA Chapter 150 Process I Chapter 145	None	20'	10' on each side	10'	70%	30' above average building elevation.	C See spec. reg. #6	B	See Section 105.25

36418/85A/p.15/12-2-87:br

**CHART**

Zone PLA 5B	Section 60.30.b.6)
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**SPECIAL REGULATIONS**

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- Any building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

36418/85A/p.16/12-2-87:br

**Footnotes**

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON			
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None		
Public Park	If one acre or more, Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25		

3641B/85A/p. 17/12-28-87/TS:cw

### CHART

Zone PLA 5B	Section 60.30.b.7)
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#### SPECIAL REGULATIONS

- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
  - May install transit route and information signs and markers.
- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
    - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  - ~~Any building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:~~
    - ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
    - ~~The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
  - The design of the park must serve the needs of the area in which it is located.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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### Footnotes

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

REGULATIONS		USE ZONE CHART										Zone	Section
		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										PLA 5C	60.30.c1)
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
FRONT	SIDE			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE							
USE	Detached Dwelling Units	Process 118 Chapter 152 None	5,000 sq. ft. per unit 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 70%	25' above average building elevation	E	A	2.0 per Unit	<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

3657B/85A/p. 1/6-10-87/DC:rk

Footnotes

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

REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE CHART										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STORY CATEGORY			
Detached, Attached or Stacked Dwelling Units	Process-118 Chapter-162 None	One acre with at least 1,800 sq.ft. per unit ----- 7,200 sq.ft. with at least 2,400 sq.ft. per unit. ----- 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	-60% - 70%	For detached or attached dwelling units; 25' above average building elevation. ----- For stacked dwelling units, if the development contains at least 1 acre, then the lower of-- 6 stories or 60' above average building elevation ----- Otherwise, 25' 30' above average building elevation.	D	A	1.7 per Unit		

Zone PLA 5C	Section 60.30.c.2)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA-5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA-5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25-30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
- The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.  
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
  - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

CHART

Zone
FLA 50

Section
60.30.c.2)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

- 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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



REGULATIONS USE	DIRECTIONS FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				REQUIRED YARDS							
			FRONT	SIDE	REAR						
Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process-118 Chapter-152 None	One-acre with-at least-1,000 sq.ft.-per unit. 7,200-sq.ft. with-at least-2,400 sq.ft.-per unit. 3,600 sq. ft. with at least 1,800 sq. ft. per unit See Special Regulation #7 for the maximum amount of space allowed	20'	5', but 2 side yards must equal at least 15'	10'	70%	If the development contains at least one acre, then the lower of-- 6 stories or 60' above average building elevation. ----- Otherwise, 25' above average building elevation.	C	D	See Section 105.25	

3657B/85A/p.7/6-10-87/DC:rk

CHART

Zone PLA 5C	Section 60.30.c.4)
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SPECIAL REGULATIONS

- A veterinary office is not permitted in any development containing dwelling units.
- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
- The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- The maximum amount of allowable floor area for office use is computed using the following formula:  
(The maximum number of dwelling units allowed on the subject property --- The number of dwelling units proposed) --- x --- the average square footage of the dwelling units proposed --- = The amount of square footage available for office use.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.

REGULATIONS CONTINUED ON NEXT PAGE

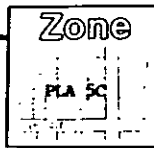
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Footnotes

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



CHART



Section  
60.30.c.4)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:

- a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
- b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

- 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 10. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART														
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE	MAXIMUMS						
				FRONT	SIDE	REAR						C	B					
Church	Process-11A Chapter-150 Process I Chapter 145	7,200 sq.ft.	20'	20' on each side	20'	70%	The lower of 6 stories or 60' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of work site. See Special Reg. #7								

36578/85A/p. 11, 12-22-87

Zone	Section
PLA 5C	60.30.c .5)

**SPECIAL REGULATIONS**

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:~~
  - ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
  - ~~The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 26 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
- The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- ~~Traffic cannot significantly impact any residential neighborhood.~~
- ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
- ~~Scale and placement of the structure must be in harmony with the residential setting.~~
- ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~
- No parking is required for day-care or school ancillary to the use.

36578/85A/p. 12/TS: br/12-2-87

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

Footnotes

Page

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON											
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR	FRONT				SIDE	
School or Day-Care Center	Process 118 Chapter 152 If this use is adjoining a low density zone, then Process Chapter 145 Otherwise, None	7,200 sq.ft.	50'	50'	50'	70%					The lower of 6 stories or 60' above average building elevation.	D	B		See Section 105.25
			20'	20'	10'										
			20'	5'	10'										

REGULATIONS CONTINUED ON NEXT PAGE

3657B/85A/TS:mp/p.13/01-12-88:dc

CHART	Zone	Section
		PLA 5C
SPECIAL REGULATIONS		
<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:             <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.</li> <li>The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>May locate on the subject property only if--             <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A 6 foot high fence is required only along the property lines adjacent to the outside play areas. along the side and rear property lines is required.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:             <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> </ol>		
REGULATIONS CONTINUED ON NEXT PAGE		
3657B/85A/p.16/TS:br/12-2-87		

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

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Footnotes

REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	If the development contains at least 1 acre, then the tower of ----- 6 stories or 60' above average building elevation ----- Otherwise, 30' above average building elevation	E	B	See Sect 105.25		

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

USE ZON CHART

Zone PLA 5A	Section 60.30.c.6
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SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

11. May include accessory living facilities for staff persons.
  12. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  13. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
  14. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
    - b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
    - c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
    - d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
  4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
  5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
  6. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
  7. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
  8. Structured play areas must be setback from all property lines by 5'.
  9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
  10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
  11. May include accessory living facilities for staff persons.
  12. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  13. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

36578/85A/p.14/1-08-88/TS:pr

36578/85A/p.17/01-8-88/TS:np

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON									
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Convalescent Center or Nursing Home	Process 1 Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation	C	B	1 for each bed	
REGULATIONS CONTINUED FROM PREVIOUS PAGE											

3657B/85A/p.15/TS:br/12-22-87

Zone PLA 5C	Section 60.30.c.6)	CHART	
		SPECIAL REGULATIONS	
REGULATIONS CONTINUED FROM PREVIOUS PAGE			
		<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.</li> <li>The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.</li> <li>The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	

3657B/85A/p.18/TS:np/12-22-87

Footnotes

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

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150A

USE ↓	REGULATIONS ↓	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
				FRONT	SIDE	REAR							
Public Utility	Process 144 Chapter 150 Process 1 Chapter 145	None	20'	20' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation.	A	B	See Section 05.25			
Government Facility	Process 144 Chapter 150 Process 1 Chapter 145	None	20'	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation.	C	B	See Section 05.25			

3657B/85A/TS: br/p. 19/12-2-87

CHART

Zone PLA 5C	Section 60.30.c.7
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25-30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
- The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

3657B/85A/p. 17/TS: br/12-2-87

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone PLA 5C	Section 60.30.c.8)
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE							
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See none	Spec. Reg. 42			1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.		
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				The lower of 6 stories or 60' above average building elevation.	--	B	See Section 105.25			1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 3. The design of the park must serve the needs of the area in which it is located. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. <u>If any portion of a structure is adjoining a low density use within PLA 5A, then either:</u> a. <u>the height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u> b. <u>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.</u> See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.		

3657B/85A/TS:p.21/1-8-88/TS:dc

3657B/85A/TS:p.22/1-8-88/TS:cw

Footnotes

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON						
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
FRONT	SIDE	REAR								
Detached Dwelling Units	None	5,000 sq. ft. per Unit 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	25' above average building elevation	E	A	2.0 per Unit
Detached, Attached or Stacked Dwelling Units	Process in Chapter 15 None	One-acre with at least 1,800 sq. ft. per unit 2,200 sq. ft. with at least 2,400 sq. ft. per unit 3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60%	For Detached, or Attached Dwelling Units, 25' above average building elevation. For Stacked Dwelling Units, if the development contains at least one acre, then the lower of 6 stories or 60' above average building elevation. Otherwise, 25' 30' above average building elevation.	D	A	1.7 per Unit

CHART

Zone PLA 50	Section 60.30.d.1)
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SPECIAL REGULATIONS

- For this use, only one dwelling unit may be on each lot regardless of lot size.
  - If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
    - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
    - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
    - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
    - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
    - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
    - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  - If any portion of a structure is adjoining a low density use within PLA 5A, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
  - The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

REGULATION FROM THIS USE CONTINUED ON NEXT PAGE

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



CHART

Zone  
PLA 90

Section  
60.30.d.1)

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

6. ~~Each subject property must contain at least 200 sq. ft. per unit of common open space able for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~  
 If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  
 a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  
 b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

3658B/85A/p.3/12-4-87/DC:np

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

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REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	C	D
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE						
USE			FRONT	SIDE	REAR								
Development Containing Stacked, or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process-118 Chapter-152 None	One acre with at least 1,800 sq.ft. per unit. ----- 7200 sq.ft. with at least 2400 sq.ft. per unit 3,600 sq. ft., with at least 1,800 sq. ft. per unit. See Special Regulation #6 for maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 5'	20'	70% - 60%	If the development contains at least one acre, then the lower of-- 5 stories, or 50' above average building elevation.				See Section 105.25		
3658B/85A/p.3/6-10-87/DC:rk				See also Special Regulation #4 and #5		30'	Otherwise, 25' above average building elevation						

CHART		Zone	Section
		PLA 5A	60.30.d.2)
SPECIAL REGULATIONS			
<ol style="list-style-type: none"> <li>A veterinary office is not permitted in any development containing dwelling units.</li> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.</li> </ol> <p>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> </li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.</li> <li>The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25-30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.</li> <li>The gross floor area devoted to office use may not exceed 25% of the gross floor area of the development. In addition, the maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property) x (The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.</li> </ol>			
REGULATION FROM THIS USE CONTINUED ON NEXT PAGE			
3658B/85A/p.5/12-4-87/DC:np			

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

**CHART**

**Zone**

**Section**

PLA 5D

50.30.d.2)

**SPECIAL REGULATIONS**

CONTINUED FROM PREVIOUS PAGE

If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:

- a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
- b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

8.9 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

36588/85A/p.6/12-4-87/DC:np

or other information about parking and parking areas, see Chapter 105.

— For details of the regulations in this category, see Chapter 100.

— For information of the regulations in this category, see Chapter 95.

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

— For details regarding required yards, see Chapter 115.

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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON	LANDSCAPE CATEGORY	SIGN CATEGORY				
			FRONT	SIDE	REAR									
Church	Process 11A Chapter 150	7,200 sq.ft.	20'	20' on each side See also Special Regulations #1, #3, and #4	20'	70%	The lower of 6 stories or 60' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of worship. Special Reg. #6				

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

CHART

Zone PLA 5D	Section 60.30.d.3)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 ~~30~~ feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
- ~~Traffic cannot significantly impact any residential neighborhood.~~
- ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
- ~~Scale and placement of the structure must be in harmony with the residential setting.~~
- ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~
- No parking is required for day-care or school ancillary to the use.

3658B/85A/p.8/12-4-87/DC:np

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON									
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
			FRONT	SIDE	REAR						
School or Day Care Center	Process 118 Chapter 152 Process 11A Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side	50'	50'	70%	The lower of 6 stories or 60' above average building elevation.	D	B	see section 105.25	
			If this use can accommodate 13 to 49 students or children, then 20' on each side	20'	10'						
			Otherwise, 5', but 2 side yards must equal at least 15'	20'	10'						
			See also Special Regulations #1, #3 and #4								

CHART	Zone PLA 5A	Section 60.30.d.4)
SPECIAL REGULATIONS		
<ol style="list-style-type: none"> <li>If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:               <ol style="list-style-type: none"> <li>The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.</li> <li>Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.</li> <li>Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.</li> <li>Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.</li> </ol> </li> <li>If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.</li> </ol> <p><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</del></p> </li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.</li> <li>The minimum setback from a lot containing a low density use with PLA 5A of any structure that exceeds 25 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.</li> <li>May locate on the subject property only if--               <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A 6 foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. <del>along the side and rear property lines is required.</del></li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided <del>if this use can accommodate 50 or more students or children.</del> The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</li> </ol>		

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	E	B
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE					
Mini-school or mini-day care (7-12 attendees)  Day-care home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If the development contains at least one acre, then the lower of -- 6 stories or 60' above average building elevation Otherwise, 30' above average building elevation.						See Sect 105.25

36588/367A/p. 11/1-18-88/TS:cw

CHART

Zone PLA 5A	Section 60.30.d.4)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use with PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5'.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

36588/367A/p. 12/1-8-88/TS:cw

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	CHART
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	MAXIMUMS		REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR			LANDSCAPE CATEGORY	SIGN CATEGORY			
Convalescent Center or Nursing Home	Process 11A Chapter 150	7,200 sq ft	20'	10' on each side See Special Regulation #1, #4 and #5	10'	70%	The lower of 6 stories or 60' above average building elevation	C	B	for each bed		

Zone ELA 50	Section 60.30.d.4)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use with PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.

36588/367A/p.14/12-22-87/DC:np

36588/367A/p.14/1-8-88/TS:cw

Footnotes

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON						
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
Public Utility	Process IIA Chapter 150	None	20'	20' on each side See also Special Regulations #1, #3 and #4	20'	70%	The lower of 6 stories or 60' above average building elevation.	A	B	See section 05.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side See also Special Regulations #1, #3, and #4	10'	70%	The lower of 6 stories or 60' above average building elevation.	C	B	See section 05.25

CHART

Zone PLA 50	Section 60.30.d.5)
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SPECIAL REGULATIONS

- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
  - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
  - Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard.
  - Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
  - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
- If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
- The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

3658B/85A/p.1/12-4-87/DC:np

Footnotes

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



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. 12	None			
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				The lower of 6 stories or 60' above average building elevation.	--	B	See Section 105.25			

**CHART**

Zone PLA 5D	Section 60.30.d. 6)
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**SPECIAL REGULATIONS**

- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
  - May install transit route and information signs and markers.
- If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
    - The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area.
    - Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
  - If any portion of a structure is adjoining a low density use within PLA 5A, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
  - Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
  - The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
  - The design of the park must serve the needs of the area in which it is located.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

36588/85A/p. 18/12-4-87/DC:np

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

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REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZONE CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Detached Dwelling Units	None	5,000 sq.ft. per unit 3,600 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	25' above average building elevation.	E	A	2.0 per Unit	
Detached, Attached, or Stacked Dwelling Units	Process 118 Chapter 152 None	One-acre with at least 1,600 sq.ft. per unit ----- 7,200 sq.ft. with at least 2,400 sq.ft. per unit. ----- 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60%	if the development contains at least one acre, then 30' above average building elevation. ----- Otherwise, 25' above average building elevation.	D	A	1.7 per Unit	

36608/85A/p.1/6-10-87/DC:rk

Zone	Section
PLA 5A	60.30.e.1)
SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
<ol style="list-style-type: none"> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 16 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Primary vehicular access must be directly from 2nd Street unless this is not possible.</li> <li>The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:               <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>               The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

36608/85A/p.2/12-15-87/TS:cw

or other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 9  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	See Section 105.25 for every 4 people based on maximum occupancy load of any area of worship See Special Regulation #4.			
School or Day Care Center	Process IIB Chapter 152 Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' 20' on each side ----- Otherwise, 20' 5', but 2 side yards must equal at least 15'			70%	30' above average building elevation.	D	B	See Section 105.25			

36608/85A/p.3/12-15-87/TS: cw

### CHART

Zone PLA 5B	Section 60.30.e.2)
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#### SPECIAL REGULATIONS

1. Traffic cannot significantly impact any residential neighborhood.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Primary vehicular access must be directly from 2nd Street unless this is not possible.
4. Noise cannot exceed that normally associated with a residential neighborhood.
5. Scale and placement of the structure must be in harmony with the residential setting.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. No parking is required for day-care or school ancillary to the use.
1. May locate on the subject property only if--
  - a. It will serve the immediate neighborhood in which it is located; or
  - b. It will not be detrimental to the character of the neighborhood in which it is located.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Primary vehicular access must be directly from 2nd Street unless this is not possible.
4. A 6 foot high fence is required only along the property lines adjacent to the outside play areas along the side and rear property lines is required.
5. Hours of operation may be limited to reduce impacts on nearby residential uses.
6. Structured play areas must be set back from all property lines as follows:
  - a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - c. Otherwise, 5 feet.

REGULATIONS CONTINUED ON NEXT PAGE 36608/85A/p.4/12-15-87/TS: cw

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE				
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	E	B	See Sect. 105.25	

REGULATIONS CONTINUED ON NEXT PAGE

3660B/85A/p.5/ 2-15-87/TS: cw

Zone	Section
PLA 5A	60.30.e.2)
SPECIAL REGULATIONS	
<p>7. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</p> <p>8. May include accessory living facilities for staff persons.</p> <p>9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p> <p>1. Primary vehicular access must be directly from 2nd Street unless this is not possible.</p> <p>2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>3. May locate on the subject property only if --  a. It will serve the immediate neighborhood in which it is located; or  b. It will not be detrimental to the character of the neighborhood in which it is located.</p> <p>4. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</p> <p>5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>6. Structured play areas must be setback from all property lines by 5'.</p> <p>7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</p> <p>8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <p>9. May include accessory living facilities for staff persons.</p> <p>10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p>	

3660B/85A/p.6/01-08-88/TS: cw: np

or other information about parking and parking areas, see Chapter 105.  
For details of the regulations in this category, see Chapter 100.  
For information of the regulations in this category, see Chapter 9  
For details of what may exceed this height limit, see Chapter 115.  
For details regarding required yards, see Chapter 115.

Footnotes

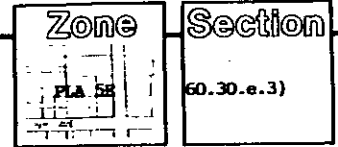
REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.											USE ZON CHART		Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		PLA 5B	60.30.e.2)
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR							
			FRONT	SIDE	REAR										
Convalescent Center or Nursing Home  3660B/85A/p.7/	Process II, Chapter 154  2-15-87/TS: cw	7,200 sq ft	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> <li>Primary vehicular access must be directly from 2nd Street unless this is not possible.</li> <li>If any portion of a structure is adjoining a low density use within PLA 5A, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>				

3660B/85A/p.8/01-08-88/TS:cw:np

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 05.25	<ol style="list-style-type: none"> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:</del> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>Primary vehicular access must be directly from 2nd Street unless this is not possible.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C	B	See Section 05.25				
								See Spc Reg 75						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See spc. Reg. 2.	None	<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>			
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 05.25	<ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li><del>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:</del> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</li> </ol> </li> <li>Primary vehicular access must be directly from 2nd Street unless this is not possible.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>			

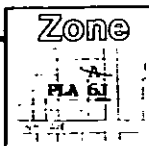


36608/85A/p.9/12-15-87/TS:cv

36608/85A/p.10/01-08-88/TS:cv:np

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

REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON			
Detached Dwelling Units	None	6,000 sq-ft 3,600 sq-ft.	20'	5', but 2 side yards must be at least 15'	10'	50% 60%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above building elevation.	E	A	2.0 per unit		
Detached, Attached or Stacked Dwelling Units	Process 118 Chapter 152	7,200 sq-ft with → Density as determined using Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	D	A	1.7 per unit		

**Zone**  **Section** 60.35.a.1)

**SPECIAL REGULATIONS**

- For this use, only one dwelling unit may be on each lot regardless of lot size.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

- Density will be determined on a case-by-case basis based on the following standards:
  - The more a project complies with the following requirements the higher the density permitted, up to one unit for each 2,400 sq.ft. of lot area:
    - May not significantly increase traffic on a street where detached dwelling units predominate.
    - If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
  - To achieve a density of 1 unit for each 1,800 sq.ft. of lot area, the development must comply with the requirements of paragraph a. above and also must have parking for this use located beneath the buildings to the maximum extent feasible.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
  - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
  - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - 
  -

REGULATIONS CONTINUED ON NEXT PAGE

5585A/83A/p.1/12-29-87/TS:rk

5585A/83A/p.2/12-29-87/TS:rk

Footnotes

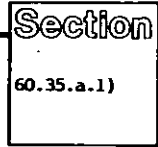
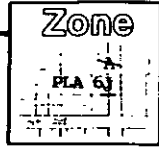
or other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding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

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CHART



SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
- b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 5. 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.
- 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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





REGULATIONS USE	DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	USE ZON
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Church	Process II Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupanc load of any area of wor-ship. See Spec. Reg. 75.		
School or Day Care Center	Process II Chapter 152	7,200 sq. ft.	50'	If this use can accommodate 50 or more students or children, then 50' on each side If this use can accommodate 13 to 49 or more students or children, then 20' on each side Otherwise, 5', but 2 side yards must equal at least 15'	50'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25		

5585A/83A/p.4/12-29-87/TS:k

CHART	Zone FLA 61	Section 60.35.a.2)
SPECIAL REGULATIONS		
<p>1. May not significantly increase traffic on a street where detached dwelling units predominate.</p> <p>2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p> <p>3. Noise cannot exceed that normally associated with a residential neighborhood.</p> <p>4. Scale and placement of the structure must be in harmony with the residential setting.</p> <p>5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</p> <p>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>8. No parking is required for day-care or school ancillary to the use.</p>		
<p>1. May not significantly increase traffic on a street where detached dwelling units predominate.</p> <p>2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p> <p>3. May locate on the subject property only if--</p> <p>a. It will serve the immediate neighborhood in which it is located; or</p> <p>b. It will not be detrimental to the character of the neighborhood in which it is located.</p> <p>4. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Along the side and rear property lines is required.</p> <p>5. Hours of operation may be limited to reduce impacts on nearby residential uses.</p> <p>6. Structured play areas must be set back from all property lines as follows:</p> <p>a. 20 feet if this use can accommodate 50 or more students or children.</p> <p>b. 10 feet if this use can accommodate 13 to 49 students or children.</p> <p>c. Otherwise, 5 feet.</p> <p>7. An on-site passenger loading area must be provided, if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</p> <p>8. May include accessory living facilities for staff persons.</p> <p>9. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p>		

REGULATIONS CONTINUE ON NEXT PAGE

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

Footnotes

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	MAXIMUMS	
			FRONT	SIDE	REAR						LOT COVERAGE	HEIGHT OF STRUCTURE
Mini-school or mini-day care (7-12 attendees) (Day-Care Home (6 or less attendees))	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise 30' above average building elevation.	E	B	See Sect 105.25		

5585A/83A/p.6/13-88/TS:rk

Footnotes

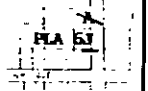
Zone	Section
	60.35.a.2)
SPECIAL REGULATIONS	
REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<p>9. <u>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u>  <u>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u>                      See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>10. <u>W. 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.</u></p> <p>10. <u>tt. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</u></p> <p>11. <u>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</u></p> <p>12. <u>These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</u></p> <p>1. <u>May locate on the subject property only if --</u>  <u>a. It will serve the immediate neighborhood in which it is located; or</u>  <u>b. It will not be detrimental to the character of the neighborhood in which it is located.</u></p> <p>2. <u>A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</u></p> <p>3. <u>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</u></p> <p>4. <u>Structured play areas must be setback from all property lines by 5 feet.</u></p> <p>5. <u>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</u></p> <p>6. <u>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</u></p> <p>7. <u>May include accessory living facilities for staff persons.</u></p> <p>8. <u>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</u></p> <p>9. <u>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</u></p> <p>10. <u>If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</u></p> <p>11. <u>The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.</u></p> <p>12. <u>If any portion of a structure is adjoining a low density zone, then either:</u>  <u>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u>  <u>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u>                      See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p>	

5585A/83A/p.7/1-13-88/TS:rk

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	C	B
				REQUIRED YARDS								
				FRONT	SIDE	REAR						
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed		
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25		
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	See Spc. Reg. #5 Otherwise, 30' above average building elevation.	C	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined case-by-case basis	on a			If adjoining a low density zone, then 25' above average building elevation. Otherwise,	--	B	See Section 105.25		

**CHART**

Zone 	Section 60.35.a.3)
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**SPECIAL REGULATIONS**

- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If the development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
  - May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
    - May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
    - May install transit route and information signs and markers.
  - The design of the park must serve the needs of the area in which it is located.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

REGULATIONS CONTINUED ON NEXT PAGE

**Footnotes**

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR								
	REGULATIONS CONTINUED FROM PREVIOUS PAGE											
							30' above average building elevation.					

CHART	
Zone	Section
PLA 6J	60.35.a.3)
SPECIAL REGULATIONS	
REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<ol style="list-style-type: none"> <li>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.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

5585A/83A/p.10/1-07-88/TS:rk

5585A/83A/p.11/1-07-88/TS:rk

Footnotes

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

REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART										
		REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR						
Detached Dwelling Unit	None	5,000 sq. ft. 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	1.0 per unit		
Detached, Attached or Stacked Dwelling Units	Process 115 Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%		D	A	1.7 per unit		

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

Zone	Section
PLA 88	60.35.b.1)
SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
<ol style="list-style-type: none"> <li>May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.</li> <li>If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</li> <li>Parking must be located beneath the structure to the maximum extent possible.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:               <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.</li> </ol>               The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.             </li> <li>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. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

REGULATIONS CONTINUED ON NEXT PAGE

5598A/B4A/TS: dr (p.3) 1-7-88

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON												
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING				
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON							
Office Use	Process 11B Chapter 152	1,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental, or Veterinary office, then 1 per each 200 sq. ft. of gross floor area. Otherwise, 1 per each 300 sq. ft. of gross floor area.						

598A/84A/TS:br(p.2)1-7-B8

CHART		Zone	Section
		PLA 68	60.35.b.1)
SPECIAL REGULATIONS			
REGULATIONS CONTINUED FROM PREVIOUS PAGE			
<p>4. <del>May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.</del></p> <p>2.1. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p> <p>3.2. Parking must be located beneath the structure to the maximum extent possible.</p> <p>4.3. Hours of operation may be limited to reduce adverse impacts on nearby residential uses.</p> <p>6.4. <u>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</u></p> <p>a. <u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u></p> <p>b. <u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u></p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>6.5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>7.6. The following regulations apply to veterinary offices only:</p> <p>a. May only treat small animals on the subject property.</p> <p>b. Outside runs and other outside facilities for the animals are not permitted.</p> <p>c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</p> <p>7. <u>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</u></p> <p>a. <u>The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</u></p> <p>b. <u>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</u></p>			

598A/84A/TS:br(p.4)1-7-B8

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



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING Spots
				FRONT	SIDE	REAR		HEIGHT OF STRUCTURE					
Development Containing Stacked or Attached Dwelling Units and Office uses. See Special Regulation #1	Process IIB Chapter 152	7,200-sq-ft. with at least 3,600 sq.ft. per dwelling unit. -See Special Regulation #2 for the maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	D	See Section 105.25			

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

9339C/367A(5598A/84A)TS:br 1-17-88

### CHART

Zone  PLA 6B	Section  60.35.b.2)
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### SPECIAL REGULATIONS

1. A veterinary office is not permitted in any development containing dwelling units.
2. The maximum amount of allowable floor area for office use is computed using the following formulas:  
(The maximum number of dwelling units allowed on the subject property — The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use.
3. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.
42. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
53. Parking must be located beneath the structure to the maximum extent possible.
64. Hours of operation of office uses may be limited to reduce adverse impacts on nearby residential uses.
75. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
86. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.  
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  
a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  
b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  
The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
97. 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. If any portion of a structure is adjoining a low density zone, then either:  
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
108. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATION CONTINUED ON NEXT PAGE

5598A/84A/TS:br(p.7)1-7-88

### Footnotes

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

## CHART

Zone

Section

PLA 6B

60.35.b.2)

## SPECIAL REGULATIONS

REGULATION CONTINUED FROM PREVIOUS PAGE

9. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
- a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

9339C/367A(5598A/84A)1-17-88/TS:br

For other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 9.

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

For details regarding required yards, see Chapter 115.

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Church	Process 118 Chapter 152	7,200 sq. ft.	20'	10' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 405-25 for every 4 people based on maximum occupancy load of any area of work-ship. See Special Req. #4.		

CHART	Zone PLA 6B	Section 60.35.b.2)
SPECIAL REGULATIONS		
REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE		
<ol style="list-style-type: none"> <li>1. <del>May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.</del></li> <li>2. <del>If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</del></li> <li>3. <del>Noise cannot exceed that normally associated with a residential neighborhood.</del></li> <li>4. <del>Scale and placement of the structure must be in harmony with the residential setting.</del></li> <li>5. <del>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.</del></li> <li>2. <del>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. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li>a. <del>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</del></li> <li>b. <del>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</del></li> </ol> </li> <li>6. <del>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</del></li> <li>4. <del>No parking is required for day-care or school ancillary to the use.</del></li> </ol>		

598A/84A/TS: or (p.6) 1-7-88/ or

598A/84A/p.9/1-14-88/TS:np

Footnotes

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

REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE									
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS						
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP.		
USE ↓ School or Day Care Center	Process 118 Chapter 152	7,200 sq ft	If this use can accommodate 50 or more students or children, then 50' on each side	50'	50'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	See Section 105.25			
			If this use can accommodate 13 to 49 students or children, then 20' on each side	20'	20'							
			Otherwise-- 20' side yards must equal at least 15'	10'	10'							

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REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

CHART

Zone PLA 6B	Section 60.35.b.3)
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SPECIAL REGULATIONS

1. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
32. Parking must be located beneath the structure to the maximum extent possible.
43. ~~May locate on the subject property only if--~~
  - a. ~~It will serve the immediate neighborhood in which it is located; or~~
  - b. ~~It will not be detrimental to the character of the neighborhood in which it is located.~~
53. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
64. Hours of operation may be limited to reduce impacts on nearby residential uses.
75. Structured play areas must be set back from all property lines as follows:
  - a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - c. Otherwise, 5 feet.
86. ~~An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.~~
97. May include accessory living facilities for staff persons.
108. ~~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. If any portion of a structure is adjoining a low density zone, then either:~~
  - a. ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
  - b. ~~The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
119. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

598A/84A/p. 12/1-14-88/TS:br:np

REGULATIONS CONTINUED ON NEXT PAGE

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



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

**USE ZON CHART**

Zone FLA6B	Section 60.35.b3)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	SIDE	REAR						
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees).		None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise 30' above average building elevation.	E	See Section 05.25	<ol style="list-style-type: none"> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5 feet.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</li> </ol>	
Convalescent Center or Nursing Home	Process I Chapter 145	None	20'	10' on each	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	for each bed	<ol style="list-style-type: none"> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</li> </ol>		

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

9374C/367A-p.1(5598A/84A-p.11)1-21-88/TS:dc

9374C/367A-p.3(5598A/84A-p.13)/TS:br/1-25-88

**Footnotes**

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone	Section		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS					LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	PLA6B	60.35.b4)	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING						
				FRONT	SIDE	REAR											
Public Utility	Process IIA Chapter 150	None	20	20' on each side	20'	70%	f adjoining a low density zone, then 25' above average building elevation.	A	B	See Section 105.25							
Government Facility	Process IIA Chapter 150	None	20	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C Spec Reg #4	B	See Section 105.25							
REGULATIONS CONTINUED FROM PREVIOUS PAGE												SPECIAL REGULATIONS				CONTINUED FROM PREVIOUS PAGE	
												<p>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.</p> <p>2. <del>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. If any portion of a structure is adjoining a low density zone, then either:</del></p> <p>a. <u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u></p> <p>b. <u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u></p> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. <u>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</u></p>					
9374C/367A-p.2 5598A/84A-p.11)1-21-88/TS:dc												9374C/367A-p.4(5598A/84A-p.13)/TS:br/1-20-88					

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.						USE ZON				
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS					
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP.	
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	See App. Reg. 2	None		
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B See Section 105.25			

598A/84A/TS: or (p. 14) 1-7-88

Footnotes

CHART	
Zone	Section
PLA 6B	60.35.b.4)
SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>	
<ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li><del>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. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>           See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

598A/84A/TS: or (p. 15) 1-7-88

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR	FRONT				SIDE
				FRONT	SIDE	REAR								
Detached Dwelling Unit	None	5,000 sq.ft.	20'	5', but 2 side yards must be at least 15'	10'	50%	25' above average building elevation	E	A	2.0 per unit				
Church	Process 11A Chapter 150	8,500 sq.ft.	20'	20' on each side	20'	70%	25' above average building elevation	C	B	See Section 105.25 1 for every 4 people based on maximum occupancy load of any area of worship. See Special Regulation #3				
School or Day Care Center	Process 118 Chapter 152 See Special Regulation #3	8,500 sq.ft.		If this use can accommodate 50 or more students or children, then-- 50' 50' on each side	50'	70%	25' above average building elevation	D	B See Spc. Reg. #9	See Section 105.25				
				If this use can accommodate 13 to 49 students or children, then-- 20' 20' on each side	20'									
				Otherwise, 5', but 2 side yards must equal at least 15'	10'									

REGULATIONS CONTINUED ON NEXT PAGE

9234C/71A/p.1/1-7-88/TS:rk

**Zone**

PLA GC

**Section**

60.35.c.1)

**SPECIAL REGULATIONS**

1. For this use, only one dwelling unit may be on each lot regardless of lot size.
  2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
1. ~~Traffic cannot significantly impact any residential neighborhood.~~
  2. ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
  3. ~~Seal and placement of the structure must be in harmony with the residential setting.~~
  4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
    - b. ~~The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  3. No parking is required for day-care or school ancillary to the use.
1. May locate on the subject property only if--
    - a. It will serve the immediate neighborhood in which it is located; or
    - b. It will not be detrimental to the character of the neighborhood in which it is located.
    - c. The property is served by a collector or arterial street.
  2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Along the side and rear property lines is required.
  3. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.
  4. Structured play areas must be set back from all property lines as follows:
    - a. 20 feet if this use can accommodate 50 or more students or children.
    - b. 10 feet if this use can accommodate 13 to 49 students or children.
    - c. Otherwise, 5 feet.
  5. An on-site passenger loading area must be provided. If this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
  6. May include accessory living facilities for staff persons.
  7. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
    - b. ~~The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

9234C/71A/p.1/1-7-88/TS:rk For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 115. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

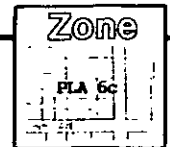
USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
			REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Mini-school or mini-day-care (7-12 attendees)	Process I Chapter 145	5,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation.	E	B See Spc Req #7	See Section 105.25			
Day Care Home (6 attendees or less)	None												
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation	A	B	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spc. Req. #4	B	See Section 105.25			

Zone	Section	SPECIAL REGULATIONS
		REGULATIONS CONTINUED FROM PREVIOUS PAGE
		<p>8. The required review process is as follows:</p> <p>a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150.</p> <p>b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB, Chapter 152, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.</p> <p>9. Electrical signs shall not be permitted.</p> <p>10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p>
		<p>1. May locate on the subject property only if --</p> <p>a. It will serve the immediate neighborhood in which it is located; or</p> <p>b. It will not be detrimental to the character of the neighborhood in which it is located.</p> <p>2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</p> <p>3. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.</p> <p>4. Structured play areas must be setback from all property lines by 5'.</p> <p>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</p> <p>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <p>7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.</p> <p>8. May include accessory living facilities for staff persons.</p> <p>9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p>
		<p>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.</p> <p>2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p>

9234C/71A/p.3/1-7-88/TS:rk

Footnotes

**CHART**



**Section**  
60.35.c.1)

**SPECIAL REGULATIONS**

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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or other information about parking and parking areas, see Chapter 105.  
 — For details of the regulations in this category, see Chapter 100.  
 — For information of the regulations in this category, see Chapter 110.  
 — For details of what may exceed this height limit, see Chapter 115.  
 — For details regarding required yards, see Chapter 115.



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY		SIGN CATEGORY	REQUIRED PARKING
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
			FRONT	SIDE	REAR								
Public Transit Shelter	None	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, none	None	Will be determined on a case-by case basis					25' above average building elevation.	--	B	See Section 105.25		

Zone  
PLA 60

Section  
60.35.c.2)

SPECIAL REGULATIONS

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.
- 
1. The design of the park must serve the needs of the area in which it is located.
  2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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9234C/71A/p.7/1-7-88/TS:rk

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	E	A
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR					
			FRONT	SIDE	REAR								
Detached Dwelling Unit	None	5,000-sq.-ft. 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.			2.0 per unit			
Detached, Attached, or Stacked Dwelling Units	Process 118 Chapter 152	7,200-sq.-ft. with at least 3,600 sq.ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%		D	A	.7 per unit			

REGULATIONS CONTINUED ON NEXT PAGE

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Zone	Section
PLA 6D	60.35.d.1)
SPECIAL REGULATIONS	
<p>1. For this use, only one dwelling unit may be on each lot regardless of lot size.</p> <p>2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>7. <del>May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.</del></p> <p>21. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p> <p>32. Parking must be located beneath the structure to the maximum extent possible.</p> <p>43. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>54. <del>The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.</del>            If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:            a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.            b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.            The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.</p> <p>65. 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. If any portion of a structure is adjoining a low density zone, then either:            a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or            b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.            See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>76. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>	

REGULATIONS CONTINUED ON NEXT PAGE

5606A/84A/TS: or/p.3/1-5-88

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART										
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE				
Office Use	Process 118 Chapter 152	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area. Otherwise, 1 per each 300 sq.ft. of gross floor area.		

Zone PLA 60	Section 60.35.d.1)
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SPECIAL REGULATIONS  
REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. -- May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.
- If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
  - Parking must be located beneath the structure to the maximum extent possible.
  - Hours of operation may be limited to reduce adverse impacts on nearby residential uses.
  - 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. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - The following regulations apply to veterinary offices only:
    - May only treat small animals on the subject property.
    - Outside runs and other outside facilities for the animals are not permitted.
    - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
  - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
    - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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506A/84A/TS: br/p.2/1-5-88

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIREN PARKING	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process IIB Chapter 152	7,200-sq-ft. with 3,600 sq. ft. per dwelling unit. See Special Regulation #2 for the maximum amount of office space allowed	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	See Section 105.25	
Funeral Home or Mortuary	Process IIB Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See section 05.25	

606A/84A/TS br/p.5/1-6-88

Footnotes

CHART

Zone PLA 60	Section 60.35.d.2)
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SPECIAL REGULATIONS

1. A veterinary office is not permitted in any development containing dwelling units.
2. The maximum amount of allowable floor area for office use is computed using the following formula:  
(The maximum number of dwelling units allowed on the subject property) x (the average square footage of the dwelling units proposed) = the amount of square footage available for office use.
3. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.
42. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
53. Parking must be located beneath the structure to the maximum extent possible.
64. Hours of operation of office use may be limited to reduce adverse impacts on nearby residential uses.
75. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
85. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.  
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:  
a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.  
b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.  
The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
97. 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. If any portion of a structure is adjoining a low density zone, then either:  
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
108. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUED ON NEXT PAGE

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

CHART

Zone
PLA 60

Section
60.35.d.2)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 9. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
  - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
  - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Church	Process 118 Chapter 152	7,200 sq ft	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25 for every 4 people based on maximum occupancy load of any area of work-ship. See Spec. Req. #4.	1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 3. Noise cannot exceed that normally associated with a residential neighborhood. 4. Scale and placement of the structure must be in harmony with the residential setting. 62. 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. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 63. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. No parking is required for day-care or school ancillary to the use.		
School or Day Care Center	Process 118 Chapter 152	7,200 sq ft	If this use can accommodate 50 or more students or children, then 50' 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' 20' on each side ----- Otherwise-- 20' 5', but 2 side yards must equal at least 15'			70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 2. May locate on the subject property only if-- a-- it will serve the immediate neighborhood in which it is located; or b-- it will not be detrimental to the character of the neighborhood in which it is located. 42. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required. 53. Hours of operation may be limited to reduce impacts on nearby residential uses. 64. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 75. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 86. May include accessory living facilities for staff persons.		

Zone  
PLA 60

Section  
60.35.d.3)

**SPECIAL REGULATIONS**

REGULATIONS CONTINUED ON NEXT PAGE

5606A/84A/TS: cw/p.11/1-8-88

REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON	CHART				
			FRONT	SIDE	REAR								
REGULATIONS CONTINUED FROM PREVIOUS PAGE													
Mini-school or mini-day care (7-12 attendees) Day-care home (6 or less attendees)	None	3,600 sq. ft.	20' side 15'	5' but 2 yards must at least	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E B	See Section 105.25				
5606A/84A/p.9/1-8-88/TS:cw													

Zone	Section
PLA 60	60.35.d.3)
SPECIAL REGULATIONS	
REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<p>97. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>108. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</p> <p>10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p> <p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</p> <p>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</p> <p>4. Structured play areas must be setback from all property lines by 5 feet.</p> <p>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</p> <p>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <p>7. May include accessory living facilities for staff persons.</p> <p>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p> <p>10. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p>	
5606A/84A/p.12/1-8-88/TS:cw	

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone FLA 60	Section 60.35.d.3)
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	HEIGHT OF STRUCTURE					
Convalescent Center or Nursing Home  5606A/84A/p. 10	Process I Chapter 145  TS: or/1-5-88	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C		for each bed			
SPECIAL REGULATIONS												<ol style="list-style-type: none"> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol> 5606A/84A/p. 13/TS: cw/1-8-88	

Footnotes

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



USE	REGULATIONS	USE ZON CHART										Zone		Section	
		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										ELA 60		60.35.d.4)	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
FRONT	SIDE			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	SECTION	SECTION	SECTION				SECTION		
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation.	A	B	See section 05.25	<ol style="list-style-type: none"> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li>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. If any portion of a structure is adjoining a low density zone, then either: <ul style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ul> See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>				
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec. Reg. 14	B	See section 05.25					
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spec. Reg. 42	None	<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>				
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation	--	B	See section 05.25	<ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>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. If any portion of a structure is adjoining a low density zone, then either: <ul style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ul> See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>				

606A/84A/TS: cw/p. 14/1-8-88

5606A/84A/p.15/TS: cw/1-8-88

Footnotes

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone	Section	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR						
				FRONT	SIDE	REAR									
Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	25' above average building elevation	E	A	1.0 per unit	Zone	60.35.e.1)			
Attached Dwelling Unit	Process IIB Chapter 152	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	25' above average building elevation	D	A	.7 per unit	SPECIAL REGULATIONS				
Church	Process IIB Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	See Section 105-251 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Req. #4.	SPECIAL REGULATIONS				

**SPECIAL REGULATIONS**

- For this use, only one dwelling unit may be on each lot regardless of lot size.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

~~1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~

- If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
- Parking must be located beneath the structure to the maximum extent possible.
- 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. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

~~1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~

- If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
- Noise cannot exceed that normally associated with a residential neighborhood.
- Scale and placement of the structure must be in harmony with the residential setting.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- No parking is required for day-care or school ancillary to the use.

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9228C/353A(5614A/84A)p.2/TS: br/1-7-88

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON							
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
School or Day Care Center	Process 118 Chapter 152	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' on each side ----- Otherwise, 5', but 2 side yards must equal at least 15'	50'	50'	50'	70%	25' above average building elevation.	D	B	See Section 105.25
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees).	None	5,000 sq. ft.	5' but 2 side yards must equal at least 15'	20'	10'	10'	60%	25' above average building elevation.	E	B	See Section 105.25

REGULATIONS CONTINUED ON NEXT PAGE

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### CHART

Zone FLA 68	Section 60.35.e.2)
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#### SPECIAL REGULATIONS

1. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
21. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
42. May locate on the subject property only if --
  - a. It will serve the immediate neighborhood in which it is located; or
  - b. It will not be detrimental to the character of the neighborhood in which it is located.
53. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
64. Hours of operation may be limited to reduce impacts on nearby residential uses.
75. Structured play areas must be set back from all property lines as follows:
  - a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - c. Otherwise, 5 feet.
86. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.~~
97. May include accessory living facilities for staff persons.
108. ~~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 16 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
109. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
1. May locate on the subject property only if --
  - a. It will serve the immediate neighborhood in which it is located; or
  - b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines by 5 feet.

REGULATIONS 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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.

CHART

Zone PLAGE	Section 60.35.e2)
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SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- 7. May include accessory living facilities for staff persons.
- 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
- 10. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.

REGULATIONS CONTINUED ON NEXT PAGE

9228C/353A(5614A/84)p.7/TS:br/1-25-88

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

USE	REGULATIONS REQUIRED REVIEW PROCESS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.							USE ZON CHART		
		LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE			
REGULATIONS CONTINUED FROM PREVIOUS PAGE											
Convalescent Center or Nursing Home	Process IIA Chapter 150	2,200 sq.ft.	20'	10' on each	10'	70%	25' above average building elevation.	C	B	for each	
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spec. Reg. #4	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spec. Reg. #2	None	
REGULATIONS CONTINUED ON NEXT PAGE											

9228C/353A(451AA/84A)TS:br/p.4)1-17-88

Zone	Section
PLAGE	60.35.e2)
SPECIAL REGULATIONS	
<p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>	
<p>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.</p> <p>2. <del>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.</del> If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p> <p>1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</p> <p>2. May install transit route and information signs and markers.</p>	

REGULATIONS CONTINUED ON NEXT PAGE

9228C/353A(5614A/84)p.B/TS:br/1-17-88

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone PLA 68	Section 60.35.e.2)
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE						
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, none	None	REGULATIONS CONTINUED FROM PREVIOUS PAGE			Will be determined on a case-by-case basis			25' above average building elevation.	--	B	See Section 05.25	SPECIAL REGULATIONS REGULATIONS CONTINUED FROM PREVIOUS PAGE	
												<ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li><del>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.</del> If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol> <p>9228C/353A(5614A/84)TS:br/p.9/1-8-88</p>		

9228C/353A(4514A/84)TS:br(p.5)1-7-88

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	CHART
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING		
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY				
Detached Dwelling Unit	None	5,000 sq. ft. 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	If adjoining a low density zone, then 25' over average building elevation. ----- Otherwise, 30' above average building elevation.	E	A	2.0 per Unit			
Detached, Attached or Stacked Dwelling Units	Process 116 Chapter 152	7,200 sq. ft. with 3,600 sq. ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	A	1.7 per Unit			

Zone

PLA 6P

Section

60.35.f.1)

**SPECIAL REGULATIONS**

1. For this use, only one dwelling unit may be on each lot regardless of lot size.
  2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
7. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.
  21. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
  32. Parking must be located beneath the structure to the maximum extent possible.
  41. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  6. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.
  4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
    - a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
    - b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
  65. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
  76. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUED ON NEXT PAGE

5616A/84A/p.1 1-7-88/TS:rk

**Footnotes**

- or other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- 5616A/84A/p.2/1-7-88/TS:rk For details regarding required yards, see Chapter 115.

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				REQUIRED YARDS							
			FRONT	SIDE	REAR						
Church	Process 118 Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based upon maximum occupancy load of any area of worship. See Spec. Reg. #4	

**CHART**

Zone

Section

60.35.f.1)

**SPECIAL REGULATIONS**

1. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
  21. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
  3. Noise cannot exceed that normally associated with a residential neighborhood.
  4. ~~Scale and placement of the structure must be in harmony with the residential setting.~~
  62. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
63. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  4. No parking is required for day-care or school ancillary to the use.

5616A/84A/p.3, 1-14-88/TS:rk:np

5616A/84A/p.4/1-7-88/TS:rk

Footnotes

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



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										Zone PLA. 6A		Section 60.35. E.2		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				REQUIRED PARKING SPACES				
			FRONT	SIDE	REAR												
School or Day Care Center	Process 11 Chapter 152	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side	50'	50'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	0	B	See Section 105.25		<ol style="list-style-type: none"> <li>1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.</li> <li>2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</li> <li>3. May locate on the subject property only if--               <ol style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located; or</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>4. A 6 foot high fence is required only along the property lines adjacent to the outside play areas. <del>along the side and rear property lines is required.</del></li> <li>5. Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>6. Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>a. 20 feet if this use can accommodate 50 or more students or children.</li> <li>b. 10 feet if this use can accommodate 13 to 49 students or children.</li> <li>c. Otherwise, 5 feet.</li> </ol> </li> <li>7. An on-site passenger loading area must be provided. <del>if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading times, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</del></li> <li>8. May include accessory living facilities for staff persons.</li> <li>9. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. <del>if any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </del> </li> <li>10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</li> </ol>					
Mini-school or mini-day care (7-12 attendees) or day-care home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See Section 105.25		<ol style="list-style-type: none"> <li>1. May locate on the subject property only if --               <ol style="list-style-type: none"> <li>a. It will serve the immediate neighborhood in which it is located; or</li> <li>b. It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>4. Structured play areas must be setback from all property lines by 5'.</li> <li>5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> </ol>					

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REGULATIONS CONTINUED ON NEXT PAGE

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

Footnotes

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING Spots	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
			REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Convalescent Center or Nursing Home	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed			
Public Utility	None	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	See Spc Reg 74	B	See Section 105.25			

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Zone	Section
PLA 66	60.35.f.2)
SPECIAL REGULATIONS	
REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<p>6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</p> <p>7. May include accessory living facilities for staff persons.</p> <p>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</p> <p>10. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p>	
<p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>3. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.</p>	
<p>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.</p> <p>2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>	

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Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Public Transit Shelter	Process I Chapter 145 None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined on a case-by case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation	--	B	See Section 105.25	

Zone	Section
PLA '68	60.35.f.3j
<b>SPECIAL REGULATIONS</b>	
<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>	
<ol style="list-style-type: none"> <li>The design of the park must serve the needs of the area in which it is located.</li> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

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**Footnotes**

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

USE	REGULATIONS		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	CHART	Zone	Section		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS						MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES								
			FRONT	SIDE	REAR													
Detached Dwelling Unit	None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	A	2.0 per Unit					1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Vehicular access for this use must be from the west. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.		60.35.g.1)	
Attached Dwelling Units	Process 118 Chapter 15	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	D	A	1.7 per Unit					1. May be permitted only if this use will not significantly increase traffic on any street where detached dwelling units predominate. 2. Parking must be located beneath the structure to the maximum extent possible. 3. Vehicular access for this use must be from the west. 4. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 16 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.			
School or Day Care Center	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, None	D	B	See Section 105.25					1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 4. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.			

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REGULATIONS CONTINUED ON FOLLOWING PAGE

5626A/B4A/p.4/1-11-88/TS:rk

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.							USE ZON			
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
			FRONT	SIDE	REAR						
Mini-school or mini-day care (7-12 attendees) or day-care home (6 or less attendees)	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	E	B	See Section 105.25	
Convalescent Center or Nursing Home	Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation.	C	B	1 for each bed	

Zone PLA 6C	Section 60.35.g.1)
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SPECIAL REGULATIONS  
REGULATIONS CONTINUED FROM PREVIOUS PAGE

9. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
    - a. It will not block local or territorial views designated in the Comprehensive Plan; and
    - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
  10. These uses are subject to the requirement established by the Department of Social and Health Services (WAC-388-73).
  11. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
- 
1. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
  2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
  3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
  4. Structured play areas must be setback from all property lines by 5'.
  5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
  6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
  7. May include accessory living facilities for staff persons.
  8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
  10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
  11. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 
1. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

REGULATIONS CONTINUED ON FOLLOWING PAGE

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Footnotes

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

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

USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE
			FRONT	SIDE	REAR					
			REGULATIONS CONTINUED FROM PREVIOUS PAGE							
										Otherwise, none.

**CHART**

<b>Zone</b> PLA 66	<b>Section</b> 60.35.g.1)
<b>SPECIAL REGULATIONS</b> REGULATIONS CONTINUED FROM PREVIOUS PAGE	
<ol style="list-style-type: none"> <li>2. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.</li> <li>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> </ol>	

5626A/84A/p.3/1-14-88/TS:rk:np

5626A/84A/p.6/1-14-88/TS:rk:np

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS	PLA 66	60.35.g 2)
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	FRONT					SIDE	REAR
Manufacturing of Electrical Equipment														
Manufacturing of Scientific or Photographic equipment														
Packaging of Prepared Materials														
Manufacturing See Spec. Req. #1														
Warehouse or Storage Services	Process I18 Chapter 152	None	30'	0'	0'	90%	f adjoining a low density zone, then 25' above average building elevation.	A	C	1 per each 1,000 sq. ft. of gross floor area				
Industrial Laundry Facility														
Wholesale Printing and Publishing							Otherwise, none							
Retail Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services														

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS 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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										Zone PLA 6G		Section 60.35.g.2)					
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS							
				FRONT	SIDE	REAR													
USE ↓	REGULATIONS ↓	Retail establishment providing storage services. See Special Regulation #2	None	30'	0'	0'	80%	If adjoining a low density zone, then 5' above average building elevation. Otherwise, none	A	E	See section 105.25	<ol style="list-style-type: none"> <li>Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> </ol>							

5626A/84A/p.15/1-17-88/TS:br

5626A/84A/p.16/11-12-87/TS:br

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





REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					PLA, 66	60.35.p.3
			FRONT	SIDE	REAR								
Manufacturing of Feed-Products											1- Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate. 2- The site must be designed to reduce impacts on any adjoining residential uses. 3- Hours of operation may be limited to reduce impact on residential areas. 4- Outdoor storage and fabrication is not permitted. 5- May include, as part of this use, accessory wholesale or retail trade utilizing not more than 20% of the gross floor area. 6- Metal products manufacture may not include manufacture of major structural steel forms, boiler making or similar activities. 7- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 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. 8- Refer to Chapter 11 to determine what other provision of this Code may apply to the subject property.		
Manufacturing of Textile or Leather Products from Pre-prepared Material													
Manufacturing of Wood Products from Pre-prepared Material													
Manufacturing of Paper Products from Pre-prepared Material	Process 118 Chapter 152	None	30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, None	A	C	1 per each 1,000 sq. ft. of gross floor area			
Manufacturing of Plastic Products from Pre-prepared Material													
Manufacturing of Fabricated Metal Products See Special Regulation #6													
Manufacturing of Drugs													
Manufacturing by cold mix process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or Other Toilet Preparations													

626A/84A/p.3/11-12-87

5626A/84A/p.4/11-12-87:TS:br

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.											USE ZON	CHART
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR						
			LOT SIZE	FRONT	SIDE									
Public Utility	Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	B	See Section 105.25				
Government Facility	Process IIA Chapter 150	None				80%		C See Spc. Reg. #4	B	See Section 105.25				
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None				
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	--	B	See Section 105.25				

5626A/84A/p. 13/1-11-88/TS:rk

Zone	Section
PLA GC	60.35.g.4)

**SPECIAL REGULATIONS**

- Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
- The site must be designed to reduce impacts on any adjoining residential uses.
- 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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- May install transit route and information signs and markers.

- The design of the park must serve the needs of the area in which it is located.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART	SPECIAL REGULATIONS
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACING		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY				
			FRONT	SIDE	REAR							
Manufacturing of Food Products												<p>1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate;</p> <p>2. The site must be designed to reduce impacts on any adjoining residential uses;</p> <p>3. Hours of operation may be limited to reduce impact on residential areas;</p> <p>4. Outdoor storage and fabrication is not permitted;</p> <p>5. May include, as part of this use, accessory wholesale or retail trade utilizing not more than 20% of the gross floor area;</p> <p>6. Metal products manufacture may not include manufacture of major structural steel forms, boiler making or similar activities;</p> <p>7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 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;</p> <p>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>
Manufacturing of Textile or Leather Products from Pre-prepared Material												
Manufacturing of Wood Products from Pre-prepared Material												
Manufacturing of Paper Products from Pre-prepared Material	Process 112 Chapter 150	None	30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation; otherwise, None	A	C	1 per each 1,000 sq. ft. of gross floor area		
Manufacturing of Plastic Products from Pre-prepared Material			Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30' above average building elevation.									
Manufacturing of Fabricated Metal Products See Special Regulation #6												
Manufacturing of Drugs												
Manufacturing by cold mix process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or Other Toilet Preparations												

Zone PLA. 6M	Section 60.35.h.1)
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5626A/B4A/p.4/11-12-87:TS:br

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

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART										Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	PLA 6M	60.35.A.2
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE						
Manufacturing of Electrical Equipment														
Manufacturing of Scientific or Photographic Equipment														
Packaging of Prepared Materials														
Manufacturing See Spec. Reg. #1														
Warehouse or Storage Services	Process 11A Chapter 150	None	30'	0'	0'	90%	f adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	C	1 per each 1,000 sq. ft. of gross floor area	<ol style="list-style-type: none"> <li>The following manufacturing uses are permitted:                             <ol style="list-style-type: none"> <li>Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products;</li> <li>Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;</li> <li>Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;</li> <li>Packaging of prepared materials;</li> <li>Textile, leather, wood, paper and plastic products from pre-prepared material; and</li> <li>Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.</li> </ol> </li> <li>Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.</li> <li>The site must be designed to reduce impacts on any adjoining residential uses.</li> <li>Hours of operation may be limited to reduce impact on residential areas.</li> <li>Outdoor storage and fabrication is not permitted.</li> <li>May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area.</li> <li>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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> </ol>			
Industrial Laundry Facility														
Wholesale Printing and Publishing														
Retail Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services														

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

5626A/84A/TS: or/p.5/11-12-87

5626A/84A/TS: or/p.7/11-12-87

Footnotes

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

REGULATIONS USE		Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone PLA 6H	Section 60.35.h.2)
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS			
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE								
LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING					
Retail establishment providing storage services. See Special Regulation #2	Process IIA Chapter 150	None	30' See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	E	See Section 105.25	<ol style="list-style-type: none"> <li>Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 20 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> </ol>				

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5626A/84A/p.16/11-12-87/TS:br

Footnotes

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

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Zone PLA 64	Section 60.35.h.2)
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**CHART**

**SPECIAL REGULATIONS**

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

**USE ZON**

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

USE

School or Day Care Center	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, None	0	B	See Section 105.25
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1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
2. Hours of operation may be limited to reduce impacts on nearby residential uses.
3. Structured play areas must be set back from all property lines as follows:
  - a. 20 feet if this use can accommodate 50 or more students or children.
  - b. 10 feet if this use can accommodate 13 to 49 students or children.
  - c. Otherwise, 5 feet.
4. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

REGULATIONS CONTINUED ON FOLLOWING PAGE

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5626A/B4A/p.4/1-11-88/TS:rk

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR							
Mini-school or mini-day care (7-12 attendees) or day-care home (6 or less attendees)	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	E	B	See Section 105.25		
Convalescent Center or Nursing Home	Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation.	C	B	1 for each bed		

**CHART**

<b>Zone</b> PLA 6 H	<b>Section</b> 60.35.h.2)
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**SPECIAL REGULATIONS**

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
  - It will not block local or territorial views designated in the Comprehensive Plan; and
  - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- These uses are subject to the requirement established by the Department of Social and Health Services (WAC-388-73).
- Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.

REGULATIONS CONTINUED ON FOLLOWING PAGE

- Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
- A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5'.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

REGULATIONS CONTINUED ON FOLLOWING PAGE

Footnotes

REGULATIONS CONTINUED ON FOLLOWING PAGE

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

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REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS						
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
	FRONT	SIDE	REAR									
	REGULATIONS CONTINUED FROM PREVIOUS PAGE											
						Otherwise, none.						
	REGULATIONS CONTINUED FROM PREVIOUS PAGE										<p>SPECIAL REGULATIONS</p> <p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</li> </ol>	

Zone PLA 6H	Section 60.35.h.2)
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5626A/B4A/p.3/1-14-88/TS:rk:np

5626A/B4A/p.6/1-14-88/TS:rk:np



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	USE ZON CHART			
Public Utility	Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	B	See Section 105.25		
Government Facility	Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	C See Spc Reg 74	B	See Section 105.25		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	--	B	See Section 105.25		

5626A/B4A/p.13/1-11-88/TS:rk

**USE ZON CHART**

Zone

FLA 64+

Section

60.35.h.3)

- SPECIAL REGULATIONS**
- Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
  - The site must be designed to reduce impacts on any adjoining residential uses.
  - 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 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
  - May install transit route and information signs and markers.
- 
- The design of the park must serve the needs of the area in which it is located.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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Footnotes

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

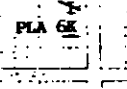
**Directions:** FIRST, read down to find USE... THEN, across for REGULATIONS.

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			LOT SIZE	FRONT	SIDE						
Detached Dwelling Units		None	5,000 sq. ft. 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	10' above average building elevation.	E	A	2.0 per Unit
Detached, Attached or Stacked Dwelling Units		Process I18 Chapter 152	7,200 sq. ft. with at least 2,400 sq. ft. per unit. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	10' above average building elevation.	D	A	1.7 per Unit

REGULATIONS CONTINUED ON NEXT PAGE

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**CHART**

Zone 	Section 60.35.1.1)
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**SPECIAL REGULATIONS**

- For this use, only one dwelling unit may be on each lot regardless of lot size.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- May not develop at a density higher than 1 dwelling unit for each 3,600 square foot of lot area unless parking for this use is located beneath the building to the maximum extent feasible.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~  
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
    - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
    - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
  - If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUED ON NEXT PAGE

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**Footnotes**

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
				FRONT	SIDE	REAR							
Church	Process I18 Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	See Section 105.25 for every 4 people based on maximum occupancy load of any area of work-ship. See Spec. Regulator #1	1. No parking is required for day-care or school ancillary to the use. 2. Traffic cannot significantly impact any residential neighborhood. 3. Noise cannot exceed that normally associated with a residential neighborhood. 4. Scale and placement of the structure must be in harmony with the residential setting. 42. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.	60.35. i-1)	
School or Day Care Center	Process I18 Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' on each side ----- Otherwise, 5', but 2 side yards must equal at least 15'	20'	20'	70%	30' above average building elevation.	D	B	See Section 105.25	1. May locate on the subject property only if-- a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along-the-side-and-rear-property-lines-is-required. 3. Hours of operation may be limited to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 5. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). 10. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.		

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562BA/84A/TS:cw/p.5/1-8-88

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone PLA6K	Section 60.35.11
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
FRONT	SIDE	REAR													
Mini-school or mini-day-care (7-12 attendees)  Day-care home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 sideyards must equal at least 15'	10'	60%	30' above average building elevation	E	B	See Section 105.25	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> <li>May locate on the subject property only if --               <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5 feet.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> </ol>				
Convalescent Center or Nursing Home	Process I Chapter 145	None	20'	10' on each side	10'		30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>				

REGULATIONS CONTINUED ON NEXT PAGE

5628A/B4A/TS:dc/p.3/1-21-88:dc

5628A/B4A/TS:dc/p.6/1-21-88

Footnotes

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

**Directions:**

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

**USE ZON CHART**

Zone PLA 6K	Section 60.35.1.2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			LOT SIZE	FRONT	SIDE						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C see spec. reg. #3	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25	

**SPECIAL REGULATIONS**

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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  3. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
  4. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- 
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.
- 
1. The design of the park must serve the needs of the area in which it is located.
  2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  3. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

5628A/84A/TS:br/p.7/1-8-88

5628A/84A/1-18-88/TS:cw/p.7

**Footnotes**

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

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
				FRONT	SIDE	REAR							
Detached Dwelling Unit		None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60% 60%	25' above average building elevation	E See also Sec. Reg. #1	A	1.0 per unit		
Stacked Dwelling Unit		Process IIB Chapter 152	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	25' above average building elevation	D See also Sec. Reg. #3	A	.7 per unit		
Detached, Attached, or Stacked Dwelling Units		Process IIB Chapter 152	2 acres with at least 3,600 sq.ft. per unit.	20'	5', but 2 side yards must equal at least 15' See also Special Regulation #1	10'	60%	25' above average building elevation.	D See also Sec. Reg. #2	A	1.7 per Unit		

REGULATIONS CONTINUED ON NEXT PAGE

**USE ZON CHART**

Zone  PLA GH	Section 60.35-j.1
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**SPECIAL REGULATIONS**

- For this use, only one dwelling unit may be on each lot regardless of lot size.
  - Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Parking must be located beneath the building to the maximum extent feasible.
  - 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. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Buildings may not be closer than 40' to any low density zone.
  - Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone.
  - Parking must be located beneath the building to the maximum extent feasible.
  - The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
    - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
    - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

REGULATION CONTINUED ON NEXT PAGE

5632A/84A/TS:br/p.6/1-20-88

5632A/84A/p.1/TS:br/1-20-88

Footnotes

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

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
Church	Process 118 Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	See Section 105.25 1 for every 4 people based on maximum occupancy load of any area of worship See Spec. Reg. #1.	

5632A/84A/p.2/ -20-88/TS:br:np

USE ZON CHART	
Zone	Section
PLA 6B	60.35.j.1)
SPECIAL REGULATIONS	
REGULATION CONTINUED FROM PREVIOUS PAGE	
<p>5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</p> <p>6. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>1. Traffic cannot significantly impact any residential neighborhood.</p> <p>2. Noise cannot exceed that normally associated with a residential neighborhood.</p> <p>3. Scale and placement of the structure must be in harmony with the residential setting.</p> <p>1. No parking is required for day-care or school ancillary to the use.</p> <p>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>3. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p>	

5632A/84A/p.7/1-20-88/TS:br:np

Footnotes

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

**REGULATIONS**

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

**USE ZON CHART**

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS					
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
			FRONT	SIDE	REAR						
School or Day Care Center	Process 118 Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side If this use can accommodate 13 to 49 students or children, then 20' on each side Otherwise, 5', but 2 side yards must equal at least 15'	50'	50'	50'	70%	25' above average building elevation.	D	B	See Section 105.25
Mini-school or mini-day care (7-12 attendees) or day-care none (6 or less attendees).	None	3,600 sq. ft.	5, but 2 sideyards must equal at least 15'	20'	10'	60%	25' above average building elevation.	E	B	See Section 105.25	

5632A/84A/p.3/1-20-88/TS:cv

**Zone** **Section**

60.35.j.2)

**SPECIAL REGULATIONS**

- May locate on the subject property only if--
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along-the-side-and-rear-property-lines-is-required.~~
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
  - 20 feet if this use can accommodate 50 or more students or children.
  - 10 feet if this use can accommodate 13 to 49 students or children.
  - Otherwise, 5 feet.
- An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~ The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

- May locate on the subject property only if --
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5 feet.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

5632A/84A/TS:br/p.8/1-20-88 REGULATIONS CONTINUED ON NEXT PAGE

Footnote

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

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CHART

Zone

PLA 6B

Section

60.35-j-2

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

10. If any portion of a structure is adjoining a low density zone, then either:
- a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

For other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 95.

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

For details regarding required yards, see Chapter 115.

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REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART			
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone PLA 6 h	Section 60.35.j2)
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY					
			FRONT	SIDE	REAR									
Convalescent Center or Nursing Home	Process 11A Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	25' above average building elevation.							
<p style="text-align: center;"><b>SPECIAL REGULATIONS</b></p> <p>1. If any portion of a structure is adjoining a low density zone, then either:            a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or            b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.            See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>5632A/84A/TS:br/p.10/1-21-88</p>														

5632A/84A/p.4/TS:br/1-20-88

Footnote

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON CHART									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC.
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
				FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	5' above average building elevation	A	B	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	5' above average building elevation	See Spec. Reg. #	B	See Section 105.25			
Public Transit Shelter	None	None	None	None	None	100%	5' above average building elevation	See Spec. Reg. #2	None	None			
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				25' above average building elevation.		B	See Section 105.25			

5632A/84A/p.5/TS:dc/1-21-88

Zone

PLA 6H

Section

60.35.j.2

**SPECIAL REGULATIONS**  
REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to limit effective service to the area or the City as a whole.
  2. ~~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. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 
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.
- 
1. The design of the park must serve the needs of the area in which it is located.
  2. ~~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. If any portion of a structure is adjoining a low density zone, then either:~~
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5632A/84A/01-21-88/p.11/TS:dc

**Footnotes**

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

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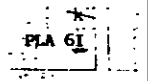
**Directions:** FIRST, read down to find USE... THEN, across for REGULATIONS.

USE	REGULATIONS	REQUIRED REVIEW PROCESS	USE ZON CHART									
			MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
FRONT	SIDE	REAR	FRONT	SIDE	REAR							
Detached Dwelling Units	None	5,000-sq.ft. 3,600 sq.ft.	10'	5', but 2 side yards must equal at least 15'	10'	50% 60%	30' above average building elevation.	E	A	2.0 per Unit		
Detached, Attached or Stacked Dwelling Units	Process 115 Chapter 15	7,200-sq.ft with at least 2,400 sq.ft. per unit. See also Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	D	A	1.7 per Unit		

REGULATIONS CONTINUED ON NEXT PAGE

5633A/84A/p.1/1-14-88/TS:b:np

**CHART**

<b>Zone</b>  PLA 61	<b>Section</b> 60.35.k.1)
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**SPECIAL REGULATIONS**

- For this use, only one dwelling unit may be on each lot regardless of lot size.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - 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.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- May not develop at a density higher than 1 dwelling unit for each 3,600 square feet of lot area unless parking for this use is located beneath the buildings to the maximum extent feasible.
  - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
  - ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~  
 If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
    - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
    - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
  - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 ft. for each 1 ft. that structure exceeds 25 ft. above average building elevation.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

5633A/84A/p.2/1-14-88/TS:np

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR									
Church	Process 118 Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	80' above average building elevation.	C	B	See Section 105-25-1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Req. #2.			
School or Day Care Center	Process 118 Chapter 152	7,200 sq.ft.	20'	50' on each side	50'	70%	80' above average building elevation.	D	B	See Section 105.25			
			20'	20' on each side	10'								
			20'	Otherwise, 20', but side yards must equal at least 15'	10'								

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### CHART

Zone PLA 61	Section 60.35.k.1)
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#### SPECIAL REGULATIONS

- Traffic cannot significantly impact any residential neighborhood.
- Noise cannot exceed that normally associated with a residential neighborhood.
- Seal and placement of the structure must be in harmony with the residential setting.
- 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.
- No parking is required for day-care or school ancillary to the use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- May locate on the subject property only if--
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along-the-side-and-rear-property-lines-is-required.
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
  - 20 feet if this use can accommodate 50 or more students or children.
  - 10 feet if this use can accommodate 13 to 49 students or children.
  - Otherwise, 5 feet.
- An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- 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.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
- If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

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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 information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART		Zone PLA61	Section 60.35.K1
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS		
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REAR						
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)	None	3,600 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	80' above average building elevation	E	B	See Section 105.25	1. May locate on the subject property only if -- a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by 5 feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 10. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 12. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.				
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq.ft.	20'	10' on each side	10'	70%	80' above average building elevation	C	B	1 for each bed 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 2. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.					

5633A/84A/p. 3/ -21-88/TS:dc

5633A/84A/p. 4/1-21-88/TS:br:dc

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.											USE ZONE CHART		Zone PLA 61	Section 60.35.k.2)
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS		LANDSCAPE SIGN CATEGORY	REQUIREMENTS	SPECIAL REGULATIONS				
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	STRUCTURE							
Public Utility	Process 11A Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 3. 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 6. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.				
Government Facility	Process 11A Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C see spec. reg. #5	B	See Section 105.25					
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.				
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. 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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.				

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Footnotes

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

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE	
				FRONT	SIDE	REAR						
Attached Dwelling Units.		Process 111 Chapter 155	5000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	0'	50%	25' above average building elevation	E	A	1.7 per unit.	

**CHART**

Zone PLA 9	Section 60.50.b
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**SPECIAL REGULATIONS**

- Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
- Access to the subject property must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone. See also Special Regulations 6b.26.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a 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. If any portion of a structure is adjoining a low density zone, then either:~~
  - the height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - the horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If the subject property includes all or substantially all of this zone, the following regulations apply:
  - The area of the former gravel pit must be recontoured to a usable, natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever possible.
  - N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.
  - The site must be designed to minimize the noise impacts from and on the dwelling units. A certificate to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
- Resolution No. 2474 affects development of this use in this Zone until November 8, 1989. Refer to that Resolution.

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



REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.											USE ZON CHART	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone PLA 9	Section 60.50.c
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR					
			FRONT	SIDE	REAR								
Office Use. See Special Regulations #1 and #2	Process 118 Chapter 152	Must be part of a development that encompasses the entire zone. See Special Regulation #1 for the maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation.	C	D	1 per each 800 sq.ft. of gross floor area of office use.			

SPECIAL REGULATIONS	
1. This use must be part of a primarily residential development that encompasses the entire zone. The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use. In addition, the gross floor area of office use may not exceed 25% of the gross floor area of residential use.	
2. May not include offices providing veterinary, medical, dental or other health related service.	
3. The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.	
4. The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.	
5. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.	
6. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.	
7. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.	
8. Hours of operation may be limited to reduce impact on residential areas.	
9. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.	
10. <u>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. If any portion of a structure is adjoining a low density zone, then either:</u>	
<u>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u>	
<u>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</u>	
See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.	
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
12. <u>Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</u>	
<u>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</u>	
<u>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</u>	

Footnotes

17068/86A/p. 6/12-21-87/TS:rk  
 or other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE						
			FRONT	SIDE	REAR								
Recreation establishment providing one or more of the following activities: 1. golf. 2. swimming. 3. tennis or other racquet sports. 4. handball. 5. jogging or other exercise. 6. field sports. 7. health club or spa facilities.	Process II Chapter 15	7,200 sq.ft.	20'	10' on each side	10'	60%	25' above average building elevation.	B	D	See Section 105.25			

CHART

Zone PLA 9	Section 60.50.d
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SPECIAL REGULATIONS

- The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.
- Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone. See also Special Regulation 10b.
- Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
- Hours of operation may be limited to reduce impact on residential areas.
- Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
- The area covered by structures, parking, buffers and other elements of this use may not be used in calculating residential density in the development.
- The following accessory components are permitted as part of this use:
  - Retail sales and rental of sports equipment for activity conducted on the subject property.
  - A restaurant encompassing not more than 20% of the gross floor area of this use.
- ~~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. If any portion of a structure is adjoining a low density zone, then either:~~
  - ~~The height of that portion of the structure shall not exceed 15 feet above average building elevation, or~~
  - ~~The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If the subject property includes all or substantially all of this zone, the following regulations apply:
  - The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.
  - N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local Access only.

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	MAXIMUMS		
			FRONT	SIDE	REAR					LANDSCAPE SIGN CATEGORY		REQUIRED PARKING SPACES
Church	Process II, Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See spec. Req. #9		

9434C/308A/p. 1/01-25-88/TS:cw

CHART	
Zone PLA9	Section 60.50.c
SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.</li> <li>The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.</li> <li>N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.</li> <li>Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.</li> <li>Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.</li> <li>Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal facade Regulations for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>	

9434C/308A/p. 2/01-25-88/TS:cw

Footnotes

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

REGULATIONS	USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR					
	School or Day Care Center	Process IIB Chapter 152 Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side	If this use can accommodate 13 to 49 students or children, then 20' 20' on each side	Otherwise, 5', but 2 side yards must equal at least 15'	70%	25' above average building elevation.	D	B	See Section 805.25
	1706B/86A/p. 9/12-21-87	TS: cw									

CHART

Zone PLA 9	Section 60.50.e
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SPECIAL REGULATIONS

- The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.
- The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.
- N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.
- Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.
- Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
- Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
- May locate on the subject property only if--
  - It will serve the immediate neighborhood in which it is located; or
  - It will not be detrimental to the character of the neighborhood in which it is located.
- A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
  - 20 feet if this use can accommodate 50 or more students or children.
  - 10 feet if this use can accommodate 13 to 49 students or children.
  - Otherwise, 5 feet.
- An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 16 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

1706B/86A/p. 10/12-21-87/TS: cw

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON CHART										Zone PLA9	Section 60.50.e	
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			SPECIAL REGULATIONS
			LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE						
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)	Process IIA Chapter 150 ----- None	5,000 sq.ft	20'	5' but 2 side yards must equal at least 15'	0'	50%	25' above average building elevation	E	B	See Section 105.25	<ol style="list-style-type: none"> <li>May locate on the subject property only if --               <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be setback from all property lines by 5 feet.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> <li>Access to the subject property must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone. See also Special Regulations 11b.</li> <li>If the subject property includes all or substantially all of this zone, the following regulations apply:               <ol style="list-style-type: none"> <li>The area of the former gravel pit must be recontoured to a usable, natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever possible.</li> <li>NE 106th Street must be rerouted to provide for through traffic. 108th Avenue NE and NE 108th Street west of 111th Avenue NE must be signed for local access only.</li> <li>The site must be designed to minimize the noise impacts from and on the dwelling units. A certificate to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</li> </ol> </li> <li>Resolution No. 2474 affects development of this use in this Zone until November 8, 1989. Refer to that Resolution.</li> </ol>			

1706B/86A/p.11/01-08-88/TS: cw: np

1706B/86A/p.12/1-25-88/TS: br

Footnotes

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

REGULATIONS ↓ USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART	Zone PLA9	Section 60.50.e
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING			
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
		FRONT	SIDE	REAR									
Convallescent Center or Nursing Home	Process 11A Chapter 150	7,200 sq.ft.	20'	10' on each side	10'	20%	25' above average building elevation.	C	B	for each bed	<b>SPECIAL REGULATIONS</b> 1. The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible. 2. The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application. 3. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only. 4. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone. 5. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area. 6. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m. 7. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.		

9406C/ A/pg. 1/01-21-88/TS dc

9406C/367A/pg. 2/1-22-88/TS:br

Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, ACROSS for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
				FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	B	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spc. Reg. #5	B	See Section 105.25			
Public Transit Shelter	Process I - Chapter 145 None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None			
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25			

**CHART**

Zone PLA 9	Section 60.50.f
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**SPECIAL REGULATIONS**

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. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
  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. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 
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.
- 
1. The design of the park must serve the needs of the area in which it is located.
  2. 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. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

1706B/86A/p.14/12-21-87/TS:cw

**Footnotes**

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

USE ZONE CHART

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

Zone  
PLA  
15A  
Section  
60.80.a2)

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	
Attached or Stacked Dwelling Units		Process IIB Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30'	The greater of-- a. 15' or b. 1/4 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 1/5 of the average parcel depth	80%	30' above average building elevation.  See also Spec. Reg. #5	D	A	2.0 per Unit	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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"> <li>Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>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.</li> <li>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"> <li>The increase is offset by a view corridor that is superior to that required by special regulation #4; or</li> <li>The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.</li> </ol> </li> <li>Must mitigate traffic impacts of the development.</li> <li>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.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>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.</li> <li>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.</li> </ol>

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

4563B/97A p.4

OCTOBER, 1984 (Ordinance 2854)

**Footnotes**

For other information about parking and parking areas, see Chapter 105.  
 For details of the regulations in this category, see Chapter 100.  
 For details of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.  
 This development may also be regulated under the City's Shoreline Master Program; consult that document.  
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

225B



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS							USE ZONE			CHART		Zone BLA-15A	Section 50.80.a.3)
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS			CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN					
Public Access Pier or Boardwalk	Process 118 Chapter 152	None	Waterward of the High Waterline	10'	10'	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"> <li>No accessory uses, buildings, or activities are permitted as part of this use.</li> <li>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.</li> <li>May not treat a structure with creosote, oil base or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from neighboring properties.</li> <li>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.</li> <li>North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property.</li> <li>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.</li> </ol>		
Moorage Facility for 1 or 2 boats	None	None	Waterward of the High Waterline	10'	10'	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. #8	1 per each 2 slips. See also Special Regulation #13. Otherwise none if the moorage facility is reserved for the exclusive use of an adjoining residential development.	<ol style="list-style-type: none"> <li><del>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.</del></li> <li>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.</li> <li>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.</li> <li>If the moorage structures 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 submittal of a Building Permit for this use.</li> <li>May not treat moorage structure with creosote, oil base or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from neighboring properties.</li> <li>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.</li> <li>Covered moorage is not permitted.</li> <li>Aircraft moorage is not permitted.</li> <li>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.</li> <li><del>This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.</del></li> </ol>		

Footnotes

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

USE ZONE CHART

Zone Section

PLA 15A 60.80.a.4)

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY			
		LOT SIZE	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 Water-line 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'	10'	10'	80%	Landward of the High Water-line, 30' above average building elevation. See also Spec. Reg. #6 #5 Waterward of the High Water-line, Dock and Pier decks may not be more than 24' above mean sea level.	B B See also Spec. Reg. #11 #15	1 per each 2 slips. See also Spec. Reg. #22 Otherwise None if the moorage facility is reserved for the exclusive use of an adjoining residential development	<p>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.</p> <p>21. Except as permitted by Special Regulation #18, 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.</p> <p>22. 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.</p> <p>43. 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.</p> <p>64. 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.</p> <p>65. 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 #4, 5; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.</p> <p>7. Must mitigate traffic impacts of the development.</p> <p>86. 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.</p> <p>97. 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.</p> <p>108. 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--</p>

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

6845C/233A(0904C/82A/p225D)5-21-87/TS:rs  
Page 1

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.

Footnotes

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

<b>Zone</b> PLA 15A	<b>Section</b> 60.80.a.5)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	REQUIRED PARKING SPACES		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE						HIGH WATER LINE
General Moorage Facility		Process-11B Chapter-162	None, but must have at least 100'-of frontage on Lake Washington	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE				80%	Landward of the High Water Line; 35'-above average building elevation. See also Spec. Reg.-#5	B	B See a: Sp: Ret #1.	<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>9. If the moorage 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 preparing submittal of a Building Permit for this use.</p> <p>10. May not treat moorage structure with creosote, oil base or toxic substance.</p> <p>11. Must provide covered and secured waste receptacles on all piers.</p> <p>12. All utility and service lines must be below the pier deck and, where feasible, underground.</p> <p>13. Must provide public restrooms unless moorage only available for residents of dwelling units on the subject property.</p> <p>14. Piers must be adequately lit. The source of the light must not be visible from neighboring properties.</p> <p>15. 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>16. Covered moorage is not permitted.</p> <p>17. Aircraft moorage is not permitted.</p> <p>18. 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> <ol style="list-style-type: none"> <li>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</li> <li>2) All dry land motor testing is conducted within a building.</li> </ol> <p>c. Boat launching ramp if--</p> <ol style="list-style-type: none"> <li>1) It is not for the use of the general public; and</li> <li>2) Is paved with concrete; and</li> <li>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</li> <li>4) Access to the ramp is not directly from the frontage road; and</li> <li>5) The design of the site is specifically approved by the City.</li> </ol> <p>d. Dry land storage. However, stacked storage is not permitted.</p> <p>e. Meeting and special events rooms.</p>

6845C/233A(0904C/82A/p225E)5-21-87/TS:rk

6845C/233A(0904C/82A/p225E)5-27-87/TS:rk:cw

**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.

CHART

CATEGORY  
REQUIRED  
PARKING  
SPACES

Zone

PLA15A

Section

60.80.a.6)

SPECIAL REGULATIONS

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

- f. 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 pier deck.
- ~~21~~ 19 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~~ 20 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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Page 5

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

Shoreline Master Program; consult that document.

May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

Page

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

**USE ZONE CHART**

Zone PLA 15A	Section 60.80.9.7)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Professional Football, Baseball or Soccer Practice or Play Facility	Process III Chapter 155	3 acres  See also Special Regulation #8	20' See also Spec Reg. #3	The greater of-- a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation See also Special Regulation No. 5.	C	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>The required 20' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--               <ol style="list-style-type: none"> <li>Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and</li> <li>Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and</li> <li>The design of the public use area is specifically approved by the City.</li> </ol> </li> <li>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, parkin areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. This corridor must be adjacent to either the north or south property line whichever will result in the widest view corridor given the development on adjacent properties.</li> <li>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"> <li>The increase is offset by a view corridor that is superior to that required by Special Regulation No. 4 or</li> <li>The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.</li> </ol> </li> <li><del>Must mitigate traffic impacts of the development.</del></li> <li><del>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.</del></li> <li><del>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.</del></li> <li><u>Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.</u></li> </ol>	

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225G

**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 PLA-15A		Section 60.80.a.8)	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS			CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN.						
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, and #15	See		Special			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. Meeting and or special events rooms. h. Boat launching ramp if it is paved with concrete. i. School or day care center. j. Mini-school or mini-day care center, or day care home. 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.			

6845C/233A(0904C/82A)p.6/5 21-87/TS:rk  
Page 225H

0904C/308A p. 10/11-30-87/TS:rk  
 For other information on allowed parking uses and parking requirements, see Chapter 105.  
 Page 225H 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 [redacted] 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

CHART

Zone

Section

PLR 15A

60-80-a-9

SPECIAL REGULATIONS

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. 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, 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 <sup>9-19</sup> 7-17 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

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For other information about parking and parking areas, see Chapter 105.

For details of the regulations in this category, see Chapter 100.

For information of the regulations in this category, see Chapter 95.

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

For details regarding required yards, see Chapter 115.

<b>CHART</b>		<b>Zone</b> PLA 15A	<b>Section</b> 60.80.a.10j
<b>CATEGORY</b>	<b>REQUIRED PARKING SPACES</b>	<b>SPECIAL REGULATIONS</b>	

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

- 12. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited, with primary access located at the intersection of Lake Washington Boulevard and Lakeview Drive. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.
- 13. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 14. The regulations for this use may not be modified with a Planned Site Development or Planned Residential Unit Development.
- 15. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.

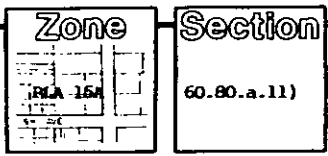
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225J

MEMO ITEM #20

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 Shoreline Master Program; consult that document.  
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE										CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				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	A	B				
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 Spc. Reg. #5	A	B	See Section 105.25	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is 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. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the 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. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. 6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 7. Must mitigate traffic impacts of the development. 8. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.			
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 Spc. Reg. #5	C	B	See Section 105.25				



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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 setbacks.

DIRECTIONS: FIRST, read down to find USE... THEN, across for REGULATIONS		USE ZONE CHART										Zone PLA 15A		Section 60.80.a12				
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE											
USE	REGULATIONS																	
Public Transit Shelter	Process I Chapter 14 None	None	0'	0'	0'	The greater of— a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.		See Spc Reg 02	None							1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	Process III Chapter 15	None	will be determined on a case-by-case basis.					35' above average building elevation. This provision may not be varied.		B	See Section 105.25							1. The design and location of the park must emphasize its waterfront location. 2. See Section 11 of this Chapter for regulations regarding bulkheads and land curfew codification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
4563B/97A/p. 21												4563B/97A/p. 22						
												OCTOBER, 1984 (Ordinance 2834)						
Footnotes												For other information about parking and parking areas, see Chapter 105.		Page				
												For details of the regulations in this category, see Chapter 100.						
												For details of the regulations in this category, see Chapter 95.		225L				
												For details of what may exceed this height limit, see Chapter 115.						
												For details regarding required yards, see Chapter 115.						
												This development may also be regulated under the City's Shoreline Master Program; consult that document.						
												May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.						

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

**USE ZONE CHART**

Zone  
**PLA 15 B**  
Section  
**60.80.b.1)**

USE	REGULATIONS	MINIMUMS										SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR						
Detached Dwelling Unit	None	12,500 sq ft. per dwelling unit.	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit.	<ol style="list-style-type: none"> <li>Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	
Attached, or Stacked Dwelling Units	See Special Regulation #2	5 acres with no less than 6,200 sq. ft. per unit.  See also Special Regulation #3 and #11	See Special Regulation #8		50%	See Sp. Regulation #8	D	A	1.7 per unit	<ol style="list-style-type: none"> <li>Must be developed in conjunction with property in Planned Area 15A.</li> <li>Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:               <ol style="list-style-type: none"> <li>The first stage will result in approval of a preliminary Master Plan using Process III, Chapter 155. The preliminary Master Plan shall consist of at least the following:                   <ol style="list-style-type: none"> <li>A site plan which diagrammatically shows the general location, shape and use of the major features of development.</li> <li>A written description of planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the final Master Plan. In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III, Chapter 155.</li> </ol> </li> <li>The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150, or Process III, Chapter 155, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the preliminary Master Plan. Each phase of the final Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.</li> </ol> </li> <li>Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15B is computed using the following formula: (the total lot area in square feet divided by 6200) plus the unit count transferred from Planned Area 15A = The maximum permitted number of dwelling units.</li> <li>Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Blvd. and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.</li> <li>Obstruction of views from existing development lying east of the Burlington Northern Railroad right-of-way must be minimized.</li> <li>Structures, parking areas and roadways must be clustered and located away from areas with soils limitations and outside of the steep ravine located near the middle of Planned Area 15B.</li> </ol>		

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

517Z/97A/p.2

0904c/308A

OCTOBER, 1984 (Ordinance 2834)

**Footnotes**

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

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USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRE PARKING	
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					
Non-Commercial Recreation Area or Club-House	Process-11A Chapter-150	12,500 sq.-ft.	20'	10'-on each side	10'	40%	25'-above average building elevation	C	B	See Section 105.25			
Church	Process 11A Chapter 150	12,500 sq. ft.	20'	20' on each side	20'	60% 50%	25' above average building elevation	C	B	See Section 105.25 1 for every 4 people based on maximum occupancy load of any area of worship See also Spec Rec #4			
School or Day Care Center	If this use can accommodate 13 or more students or children; then-- Process-11B Chapter-152 Otherwise, Process 11A Chapter 150	12,500 sq. ft.	50'	50' on each side	50'	60% 50%	25' above average building elevation	D	B	Section 105.25			

CHART

Zone PLA 15B	Section 60.80.b.3)
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SPECIAL REGULATIONS

1. May be permitted only if it will not adversely impact any residential area that it does not serve.
  2. Must provide pedestrian access from locations served by the area or clubhouse.
  3. Location and site design must minimize the need for parking.
  4. Hours of operation may be limited to reduce adverse impact on a residential neighborhood.
  5. 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.
  6. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.
  7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 
1. Traffic cannot significantly impact any residential neighborhood.
  2. Noise cannot exceed that normally associated with a residential neighborhood.
  3. Scale and placement of the structure must be in harmony with the residential setting.
  4. 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. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  5. Refer to Chapter 85 for regulation regarding development on property containing an unstable slope.
  6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  7. No parking is required for day-care or school ancillary to the use.
- 
1. May locate on the subject property only if--
    - a. It will serve the immediate neighborhood in which it is located; or
    - b. It will not be detrimental to the character of the neighborhood in which it is located.
  2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
  3. Hours of operation may be limited to reduce impacts on nearby residential uses.
  4. Structured play areas must be setback from all property lines as follows:
    - a. 20' if this use can accommodate 50 or more students or children.
    - b. 10' if this use can accommodate 13 to 49 students or children.
    - c. Otherwise, 5'.
  5. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

REGULATIONS CONTINUED ON NEXT PAGE

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'ane 225S

REGULATIONS CONTINUE ON FOLLOWING PAGE

0904C/308A/p.30/1-8-88/TS:cw  
For details of the regulations in this category, see Chapter 100.  
For information of the regulations in this category, see Chapter 99.  
For details of what may exceed this height limit, see Chapter 115.  
For details regarding required use...

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										Zone	Section		
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQ'D P.	SPECIAL REGULATIONS	PLA 15B	60.80.b.3)
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	STRUCTURE						
Mini-School or mini-day care center (7 - 12 attendees) Day Care Home (6 attendees or less)	None	12,500 sq. ft.	20'	50' but 2' side yards must be equal at least 15 feet	10'	50%	25' above average building elevation	E	B	See Section 105.25	<ol style="list-style-type: none"> <li>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.             </li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> </ol> <ol style="list-style-type: none"> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines by 5 feet.</li> <li>An on-site passenger loading area may be required, depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.</li> </ol>			

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Page 225S

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON		CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	Zone	Section	SPECIAL REGULATIONS	
				REQUIRED YARDS											
				FRONT	SIDE	REAR									
PLA15B		60.80.b4													
Public Utility	Process Chapter 150	A None	20	20' on each side	20'	50%	25' above average building elevation.	A	B	See Section 105.25			<ol style="list-style-type: none"> <li>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.</li> <li>2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.</li> <li>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. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.                         </li> <li>4. Traffic cannot significantly impact any residential neighborhood.</li> <li>4. 5. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.</li> <li>5. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>6. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>		
Government Facility	Process Chapter 150	A None	20	10' on each side	10'	50%	25' above average building elevation.	φ C See Spc Reg # 6	B	See Section 105.25					
Public Transit Shelter	Process Chapter 150	None	None	None	None	100%	15' above average building	--	See Spc Reg # 2	None					
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	See Section 105.25					

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225T

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

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

USE ZONE CHART

Zone  
PLA 16  
Section  
60.85.a

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Detached Dwelling Unit  997C/284A	If lot size is less than 35,000 sq. ft., then Process II Chapter 155 Regulation #5.  otherwise none	35,000 sq. ft.	20'	5' but 2 side yards must equal at least 15 feet	10'	50%	25' above average building elevation	E A	2.0 per dwelling unit	<ol style="list-style-type: none"> <li>For this use, not more than one dwelling unit may be on each lot, regardless of the size of the lot.</li> <li>Each lot may contain no more than two horses.</li> <li>Each residential lot must contain an area of at least 14,500 square feet capable of being converted into a horse paddock area and configured in a contiguous and useable manner to accommodate the feed storage and manure pile for two horses. This area must be exclusive of any structures, including storage sheds, barns, residential units and carports. Direct access to this area must be available for trucks to deliver feed and pick up manure from an alley, an easement or an adjacent right-of-way across a side yard of the lot.</li> <li>On each lot, no outdoor manure pile may be placed closer than 65 feet to any adjacent residential structure.</li> <li>This use may have a lot size of less than 35,000 square feet if all of the following standards are met:               <ol style="list-style-type: none"> <li>The property must contain at least 16 contiguous acres.</li> <li>A Master Plan shall be approved for the entire property.</li> <li>The minimum lot size allowed on the property shall be determined and approved as part of the Master Plan. In no case shall the minimum lot size be less than 26,000 square feet. <del>The configuration of any subdivision of land with this use category must be specifically reviewed and approved by the King County Health Department.</del></li> <li>A commercial equestrian facility, including an arena, stables and paddock areas, must be provided on the property. The facility must be available to the public and not exclusively for the residences within the Master Plan. The facility must meet requirements and special regulations as established for the use listing in this zone entitled: "Commercial Equestrian Facility."</li> <li>An improved public equestrian access trail and appropriate public signing must be provided. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.</li> <li>A coordinated vehicular and pedestrian circulation system for the property as well as other properties in the vicinity shall be provided as part of the Master Site Plan.</li> </ol> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol> 997C/284A

JANUARY, 1988 (Ordinance 2930)

Footnotes

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

REGULATIONS		USE ZONE CHART										Zone	Section
USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR					
			FRONT	SIDE	REAR								
Commercial Equestrian Facility See Special Regulation #1	Process 118	3 acres	20' See Special Regulation #2	20'	20'	80%	See Special Regulation #4	C	B	See Section 105.25	<ol style="list-style-type: none"> <li>This use may include arenas, stables, roaming and grazing areas, club house and ancillary equestrian activities.</li> <li>This use must comply with Sections 80.30 through .45.</li> <li>An improved public equestrian access trail through the subject property and appropriate public signing must be provided. The trail must be located and designed to allow for an eventual connection between N.E. 60th Street and Bridle Trails State and King County Parks.</li> <li>Structures exceeding 25 ft. above average building elevation must have the ground floor placed below existing grade to the extent possible and screened by a vegetative earthen berm.</li> <li>Existing natural vegetation must be maintained to the greatest extent possible.</li> <li>Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property.</li> </ol>	PLA 16	60.85.b
Commercial Recreation Area and Use See Special Regulation #1	Process 118	1 acre	20'	20'	20'	80%	38' above average building elevation. See Special Regulation #3	C	B	See Section 105.25	<ol style="list-style-type: none"> <li>This use may include activities such as: indoor and outdoor tennis courts, club house, swimming pool, other sport court games and ancillary commercial recreation activities.</li> <li>Hours of operations may be limited to reduce adverse impacts on a residential neighborhood.</li> <li>Structures exceeding 25 ft. above average building elevation must have the ground floor placed below existing grade to the extent possible and screened by a vegetative earthen berm. Structures can be placed at existing grade if the structures are located on lower ground than adjacent properties and if the adjacent properties are developed and do not contain residential use.</li> <li>A 20-foot wide site obscuring landscape buffer must be provided along the west and south perimeter of the property.</li> <li>Existing natural vegetation must be maintained to the greatest extent possible.</li> <li>Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property.</li> <li>Vehicular and pedestrian circulation to and from the property shall be coordinated with the other properties in the vicinity to the maximum extent possible.</li> </ol>		
Noncommercial Recreation - Area or Club House  997C/284A	Process - 11A Chapter 160	24,000 sq. ft.	20'	5' - but 2 side yards must equal at least 16 feet	10'	50%	25' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> <li>May be permitted only if it will not adversely impact any residential area that it does not serve.</li> <li>Must provide pedestrian access from locations served by the area or clubhouse.</li> <li>Location and site design must minimize the need for parking.</li> <li>Hours of operation may be limited to reduce adverse impact on a residential neighborhood.</li> <li>Must provide an improved public equestrian access trail and appropriate public signing. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.</li> <li>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 Minimum Horizontal Facade Regulations for further details.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>		

JANUARY, 1986 (Ordinance 2050)

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





USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON						
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
FRONT	SIDE	REAR								
Church	Process IIA Chapter 150	35,000 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation	C	B	See Section 105.25-1 for every 4 people based on maximum occupant load of any area of worship. See Spec Reg. 14.
School or Day Care Center	Process II-B Chapter 152 See Special Regulation 16 Process IIA Chapter 150	35,000 sq. ft.	50'	If this use can accommodate 50 or more students or children, then 50' on each side If this use can accommodate 13 to 49 students or children, then 20' on each side Otherwise-- 5', but 2 side yards must equal at least 15 feet.	20'	70%	25' above average building elevation	D	B	Section 105.25

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Footnotes

CHART

Zone PLA 16	Section 60.85.c
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SPECIAL REGULATIONS

1. Traffic cannot significantly impact any residential neighborhood.
2. Noise cannot exceed that normally associated with a residential neighborhood.
3. Scale and placement of the structure must be in harmony with the residential setting.
4. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
  - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
  - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
4. No parking is required for day-care or school ancillary to the use.
  1. May locate on the subject property only if--
    - a. It will serve the immediate neighborhood in which it is located; or
    - b. It will not be detrimental to the character of the neighborhood in which it is located.
  2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
  3. Hours of operation may be limited to reduce impacts on nearby residential uses.
  4. Structured play areas must be setback from all property lines as follows:
    - a. 20' if this use can accommodate 50 or more students or children.
    - b. 10' if this use can accommodate 13 to 49 students or children.
    - c. Otherwise, 5'.
  5. An on-site passenger loading area must be provided, if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
  6. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  7. May include accessory living facilities for staff persons.
  8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  9. No required review process is necessary for up to two portable classrooms per site provided that those classrooms are ancillary to an established school use and that they do not exceed 12 consecutive months duration.

REGULATIONS CONTINUED ON FOLLOWING PAGE

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

CHART

Zone  
PLA 16

Section  
60.85.c

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 9. 40. Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
- 10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

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



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

**USE ZOI**

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REQUIREMENTS			
			FRONT	SIDE	REAR						
Mini-Day Care Center (7-12 children) attendees Day Care Home (6 children attendees or less)	Process 14 Chapter 14 None	35,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	B	See Section 105.25	
Public Utility	Process 11A Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	
Government Facility	Process 11A Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	D C See Spc Reg #5	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc Reg #2	None	

REGULATIONS CONTINUED ON NEXT PAGE

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**CHART**

<b>Zone</b> PLA 16	<b>Section</b> 60.85.d
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**SPECIAL REGULATIONS**

- May locate on the subject property only if--
    - It will serve the immediate neighborhood in which it is located; or
    - It will not be detrimental to the character of the neighborhood in which it is located.
  - A 6' high fence is required along the property line adjacent to the outside play areas for mini-schools and mini-day-care centers only.
  - Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
  - Structured play areas must be setback from all property lines by 5'.
  - May include accessory living facilities for staff persons.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73), and Section 115.90 of this ordinance.
  - Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
  - An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
  - The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- 
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole.
  - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Traffic cannot significantly impact any residential neighborhood.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
  - For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
  - May install transit route and information signs and markers.

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON									
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
				FRONT	SIDE	REAR	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				
REGULATIONS CONTINUED FROM PREVIOUS PAGE													

**CHART**

Zone PLA 16	Section 60.85.d
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- SPECIAL REGULATIONS  
REGULATIONS CONTINUED FROM PREVIOUS PAGE
- The design of the park must serve the needs of the area in which it is located.
  - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
  - ~~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.~~
  - 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. If any portion of a structure is adjoining a low density zone, then either:
    - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
  - Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
- 997C/284A(71A)p.8/TS:br/1-8-88

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Footnotes

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


REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZON							
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
			FRONT	SIDE	REAR					
Public Park See Special Regulation #1 and #2 75	See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis							See Section 05.25
Public Utility	None	None	Will be determined on a case-by-case basis							See Section 05.25
Government Facility	Process IIA Chapter 150	None	Will be determined on a case-by-case basis							See section 05.25

591A/86A/p.1/12-15-87/TS:cv

Zone	Section
P	65.10.a
SPECIAL REGULATIONS	
<ol style="list-style-type: none"> <li>Development and use of a park does not require a development permit under this Code if--               <ol style="list-style-type: none"> <li>The Land Use Policies Plan contains a master plan for that park and the proposed development and use is consistent with the master plan; or</li> <li>The proposed use and development--                   <ol style="list-style-type: none"> <li>Will not involve lighting for outdoor nighttime activities; and</li> <li>Will not involve the construction of any building of more than 4,000 square feet; and</li> <li>Will not involve the construction of more than 20 parking stalls; and</li> <li>will not involve the development of any structured sports or activity areas.</li> </ol> </li> </ol> </li> <li>Any development or use of a park that does not meet the requirements of Special Regulations #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:               <ol style="list-style-type: none"> <li>Ease of access to the park.</li> <li>Character of the neighborhood.</li> <li>Size, nature and topography of the subject property.</li> </ol> </li> <li><del>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. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li><del>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</del></li> <li><del>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</del> See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li><u>This use may include a public access pier or boardwalk and general moorage facilities. See Section 30.10.c through f. of this Code for regulations regarding these uses, except if the use is located adjoining the Central Business District then see Section 50.25.c. and d.</u> <ol style="list-style-type: none"> <li>May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</li> <li><del>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. If any portion of a structure is adjoining a low density zone, then either:</del> <ol style="list-style-type: none"> <li><del>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</del></li> <li><del>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</del> See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</li> </ol> </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol> </li> </ol>	

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

USE ↓	REGULATIONS ↓	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZON CHART	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     Zone   </div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;">                     Section                      65.10.a                 </div>	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS							REQUIRED PARKING
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY				
				FRONT	SIDE	REAR								
Public Transit Shelter	Process + Chapter 45 None	None	0'	0'	0'	100%	5' above average building elevation	see spec. reg. 2	None	SPECIAL REGULATIONS 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.				

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5591A/86A/p.4/12-15-87/TS:cv

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

Vehicular Access Easement or Tract and Private-Roadway Standards

1. Roadway Widths - For vehicular access easements or tracts, and private roadways, minimum standards for widths are established as follows:

a. 1-4 detached or attached dwelling units, provided that no structure contains more than 2 units, dwelling units served by an easement or tract:

1-2 lots, -- 10 feet of paved surface in a 15-foot easement or tract

3-4 lots, -- 12 feet of paved surface in a 20 foot easement or tract

1) Vehicular access easement or tract 100' in length or less: 12-foot wide paved surface in a 15-foot wide easement; or

2) Vehicular access easement or tract greater than 100' in length: 16-foot wide paved surface in a 20-foot wide easement.

b. 5 or more lots dwelling units in detached and/or attached structures dwelling units, Determined by the Department of Public Works on a case-by-case basis. A dedicated and improved public right-of-way is required. See Chapter 110 of the Code for the required improvements.

b.c. For uses other than detached and two attached units, the minimum standard is 20 feet of paved surface with vertical cast in place curbs and gutters within a 22 24 foot wide easement or tract.

d. A standard greater than the minimum width-pavement width and/or easement or tract width may be required by the Departments of Public Works or Fire as determined on a case-by-case basis.

2. General

- a. For paragraph 1.a. above, a dwelling unit that meets the following criteria shall not be counted as a "served dwelling unit" on a vehicular access easement or tract (see Plate 21):
1. The dwelling unit is on a lot that abuts and has vehicular access rights to the improved public right-of-way that joins the vehicular access easement or tract; and
  2. The Fire Department determines that fire apparatus can service the lot containing the dwelling unit from the abutting improved public right-of-way.
- b. For paragraph 1.a. above, the length of the easement or tract shall be measured from the serving improved public right-of-way to the front property line of the furthest lot at the end of the easement or tract.
- c. Vehicular access rights for each lot served by the easement or tract shall be established either by segregating the roadway into a separate tract in which each lot served has an undivided ownership interest and recording the tract document, or by recording a vehicular access easement document. The recorded document must establish equal maintenance responsibilities for the owners of all lots served by the roadway and require the owners to erect and maintain a sign where the easement or tract joins the serving improved public right-of-way to identify the roadway as "private".
- d. The paved surface in an easement or tract shall have a minimum of 2 inches of asphalt concrete over a suitably prepared base which has a minimum thickness of 4 inches of crushed rock or 3 inches of asphalt treated base. The Department of Public Works is authorized to modify the standards for a paved surface on a case-by-case basis.

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- e. A minimum unobstructed vertical clearance of 13 feet, 6 inches shall be provided in the easement or tract. The easement or tract shall remain unobstructed at all times. No parking, structures or vegetation, with the exception of grass, shall be permitted in the easement or tract.
- f. The paved surface in the easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract.

105.12 Maximum Allowable Grade

The slope of vehicular access easements and tracts, and the slope of entrance and exit driveways, except driveways for detached single family residences, shall not exceed 6% for the first 20 feet from the face of the abutting right-of-way curb. Thereafter, the slope shall not exceed 15%. The departments of Public Works and Fire are authorized to modify the standards for maximum allowable grade on a case-by-case basis.

105.15 Exception in the CBD

If the subject property is within the Central Business District Zone, the requirements contained within Chapter 50 of this Code supersede any conflicting provisions of this Chapter. The provisions of this Chapter that do not conflict with Chapter 50 of this Code, apply to properties in the CBD.

105.50 Location of Parking Areas - Adjoining Low Density Zones

The applicant shall locate a parking area for a use other than a detached dwelling unit as far as possible from any adjoining low density zone, or existing low density permitted use.

105.55 Location of Parking Areas - Required Setback Yards

For regulations on parking areas in required setback yards, see Chapter 115 of this Code.

105.60 Parking Area Design - General

1. The minimum dimensions for parking spaces and parking areas are displayed in plates in Chapter 180 of this Code. These plates apply to parking for all uses except detached dwelling units.
2. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.62 Parking Area Design - Turnaround Space

All parking stalls located at the end of a dead end parking aisle must be provided with adequate backing and turnaround space. The required depth of the turnaround space shall be determined as follows (see also Plate 20):

<u>Width of Driving Aisle</u>	<u>Depth of Turnaround Space</u>
24' or less	6'
25'	5'
26'	4'
27'	3'
28'	2'
29'	1'
30'	0'

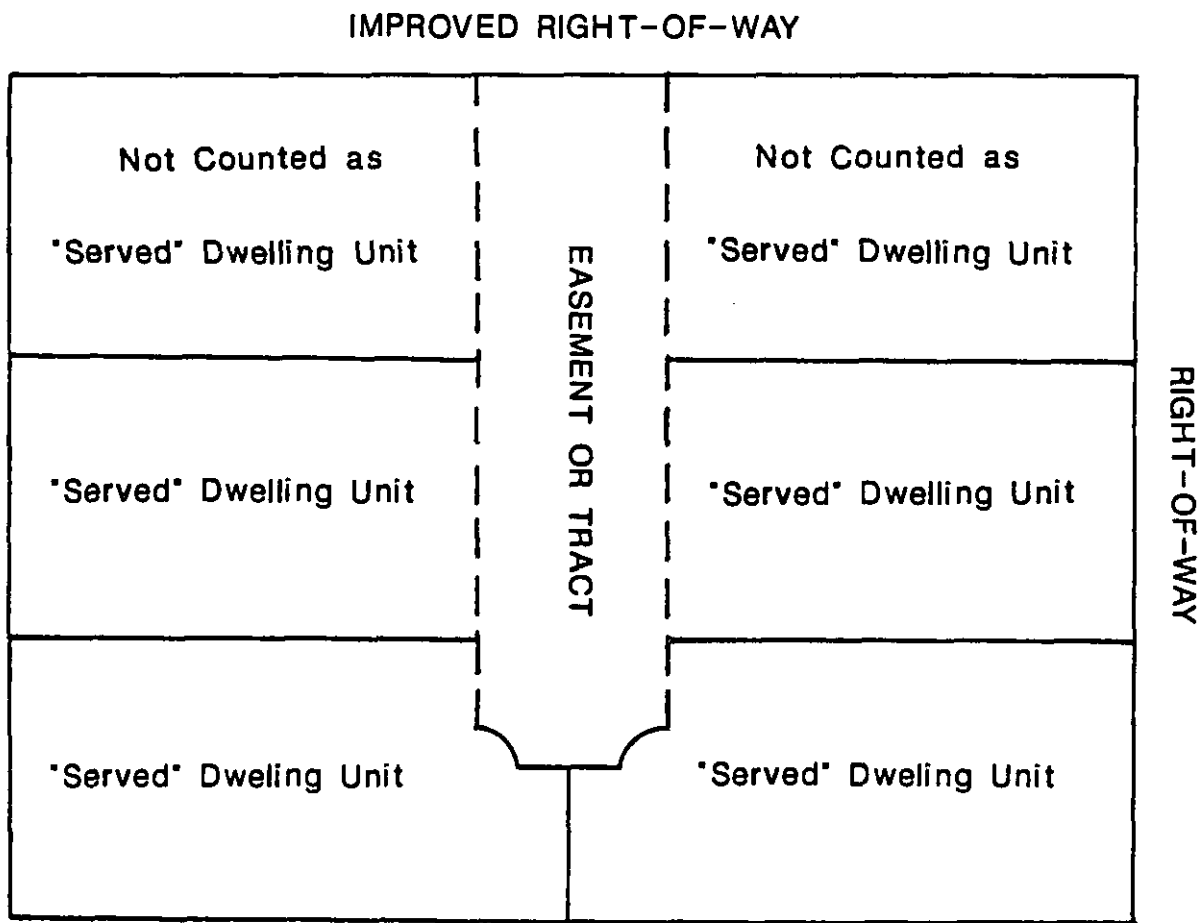
105.65 Parking Area Design - Compact Car Spaces

The applicant may develop and designate up to 50% of the number of parking spaces for compact cars.

105.70 Parking Area Design - Parking Designed for the Handicapped

The applicant shall design the parking area using standards set forth in Chapter 75 of the Uniform Building Code regarding parking for handicapped persons.

Dwelling Units "Served" and not "Served"  
by a Vehicular Access Easement or Tract



Example of 4 Dwelling Units  
"Served" by an Easement or Tract



SUMMARY OF ORDINANCE 3077

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-87-42).

Section 1. Amends or adds the following sections of Ordinance 2740, as amended, the Kirkland Zoning Ordinance:

a. Definitions:

Section 5.20 - "Adjoining"	Section 5.150 - "Common Open Space"
Section 5.172 (new) - "Convalescent Center"	Section 5.490 - "Low Density Zone"
Section 5.572 (new) - "Nursing Home"	Section 5.795 - "Retail"

b. Use Zone Charts amended with respect to certain uses, required review processes, landscape and buffering, required parking, and special use regulations as set forth in the following sections:

Section 15.10.a RS Zone	Section 15.10.d RS Zone
Section 17.10.a RSX Zone	Section 17.10.c RSX Zone
Section 20.10.a RM Zone	Section 20.10.b RM Zone
Section 20.10.c RM Zone	Section 25.10.a PR Zone
Section 25.10.b PR Zone	Section 25.10.c PR Zone
Section 25.10.d PR Zone	Section 25.10.e PR Zone
Section 27.10.a PO Zone	Section 27.10.b PO Zone
Section 27.10.c PO Zone	Section 30.10.a WD I Zone
Section 30.10.b WD I Zone	Section 30.10.c WD I Zone
Section 30.10.d WD I Zone	Section 30.10.e WD I Zone
Section 30.10.f WD I Zone	Section 30.10.g WD I Zone
Section 30.10.h WD I Zone	Section 30.10.i WD I Zone
Section 30.20.9 WD III Zone	Section 30.20.b WD III Zone
Section 30.20.c WD III Zone	Section 30.20.d WD III Zone
Section 30.20.e WD III Zone	Section 30.20.f WD III Zone
Section 30.20.g WD III Zone	Section 35.10.b FC I Zone
Section 35.15.a FC II Zone	Section 35.20.9 FC III Zone
Section 35.20.b FC III Zone	Section 35.20.c FC III Zone
Section 35.20.d FC III Zone	Section 35.20.e FC III Zone
Section 40.10.a BN Zone	Section 40.10.b BN Zone
Section 40.10.c BN Zone	Section 40.10.d BN Zone
Section 45.10.a BC Zone	Section 45.10.b BC Zone
Section 45.10.c BC Zone	Section 45.10.d BC Zone
Section 47.10.a BCX Zone	Section 47.10.b BCX Zone
Section 47.10.c BCX Zone	Section 47.10.d BCX Zone
Section 55.10.a LI Zone	Section 55.10.b LI Zone
Section 55.10.c LI Zone	Section 55.10.d LI Zone
Section 55.10.e LI Zone	Section 55.10.f LI Zone

Section 55.10.g LI Zone	Section 55.10.h LI Zone
Section 55.10.i LI Zone	Section 60.10.c PLA 1 Zone
Section 60.15.a PLA Zone	Section 60.20.a PLA 3 Zone
Section 60.20.b PLA 3 Zone	Section 60.20.c PLA 3 Zone
Section 60.20.d PLA 3 Zone	Section 60.30.a.1 PLA 5A Zone
Section 60.30.a.2 PLA 5A Zone	Section 60.30.a.3 PLA 5A Zone
Section 60.30.a.4 PLA 5A Zone	Section 60.30.b.1 PLA 5B Zone
Section 60.30.b.2 PLA 5B Zone	Section 60.30.b.3 PLA 5B Zone
Section 60.30.b.4 PLA 5B Zone	Section 60.30.b.5 PLA 5B Zone
Section 60.30.b.6 PLA 5B Zone	Section 60.30.b.7 PLA 5B Zone
Section 60.30.c.1 PLA 5C Zone	Section 60.30.c.2 PLA 5C Zone
Section 60.30.c.3 PLA 5C Zone	Section 60.30.c.4 PLA 5C Zone
Section 60.30.c.5 PLA 5C Zone	Section 60.30.c.6 PLA 5C Zone
Section 60.30.c.7 PLA 5C Zone	Section 60.30.c.8 PLA 5C Zone
Section 60.30.d.1 PLA 5D Zone	Section 60.30.d.2 PLA 5D Zone
Section 60.30.d.3 PLA 5D Zone	Section 60.30.d.4 PLA 5D Zone
Section 60.30.d.5 PLA 5D Zone	Section 60.30.d.6 PLA 5D Zone
Section 60.30.e.1 PLA 5E Zone	Section 60.30.e.2 PLA 5E Zone
Section 60.30.e.3 PLA 5E Zone	Section 60.35.a.1 PLA 6J Zone
Section 60.35.a.2 PLA 6J Zone	Section 60.35.a.3 PLA 6J Zone
Section 60.35.b.1 PLA 6B Zone	Section 60.35.b.2 PLA 6B Zone
Section 60.35.b.3 PLA 6B Zone	Section 60.35.b.4 PLA 6B Zone
Section 60.35.c.1 PLA 6C Zone	Section 60.35.c.2 PLA 6C Zone
Section 60.35.d.1 PLA 6D Zone	Section 60.35.d.2 PLA 6D Zone
Section 60.35.d.3 PLA 6D Zone	Section 60.35.d.4 PLA 6D Zone
Section 60.35.e.1 PLA 6E Zone	Section 60.35.e.2 PLA 6E Zone
Section 60.35.f.1 PLA 6F Zone	Section 60.35.f.2 PLA 6F Zone
Section 60.35.f.3 PLA 6F Zone	Section 60.35.g.1 PLA 6G Zone
Section 60.35.g.2 PLA 6G Zone	Section 60.35.g.3 PLA 6G Zone
Section 60.35.g.4 PLA 6G Zone	Section 60.35.h.1 PLA 6H Zone
Section 60.35.h.2 PLA 6H Zone	Section 60.35.h.3 PLA 6H Zone
Section 60.35.i.1 PLA 6K Zone	Section 60.35.i.2 PLA 6K Zone
Section 60.35.j.1 PLA 6H Zone	Section 60.35.j.2 PLA 6H Zone
Section 60.35.k.1 PLA 6I Zone	Section 60.35.k.2 PLA 6I Zone
Section 60.50.b PLA 9 Zone	Section 60.50.c PLA 9 Zone
Section 60.50.d PLA 9 Zone	Section 60.50.e PLA 9 Zone
Section 60.50.f PLA 9 Zone	Section 60.80.a.2 PLA 15A Zone
Section 60.80.a.3 PLA 15A Zone	Section 60.80.a.4 PLA 15A Zone
Section 60.80.a.5 PLA 15A Zone	Section 60.80.a.6 PLA 15A Zone
Section 60.80.9.7 PLA 15A Zone	Section 60.80.a.8 PLA 15A Zone
Section 60.80.a.9 PLA 15A Zone	Section 60.80.a.10 PLA 15A Zone
Section 60.80.a.11 PLA 15A Zone	Section 60.80.a.12 PLA 15A Zone
Section 60.80.b.1 PLA 15B Zone	Section 60.80.b.3 PLA 15B Zone
Section 60.80.b.4 PLA 15B Zone	Section 60.85.a PLA 16 Zone
Section 60.85.b PLA 16 Zone	Section 60.85.c PLA 16 Zone
Section 60.85.d PLA 16 Zone	Section 65.10.a P Zone

c. Vehicular access easement or tract.

Amends the following Sections relating to required

standards for vehicular access easments or tracts:

Section 105.10  
Plate 21 (new)

Section 105.60

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

Section 3. Provides that the subject matter of the ordinance shall not become effective within the limits of the Houghton Community Municipal Corporation, unless approved by the Houghton Community Council, or said Community Council has failed to disapprove the ordinance within 60 days of the date of passage of the ordinance by the City Council.

Section 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.17 Kirkland Municipal Code and establishes (except as provided in Section 3) the effective date to be five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 16th day of February 1988.

I certify that the foregoing is a summary of Ordinance 3077 approved by the Kirkland City Council for summary publication.

  
City Clerk