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:

MAYOR

APPROVED AS TO FORM:

City Actorney

9410C144A:ES:dc

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. <u>Code (this)</u> 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--
 - Is not covered by <u>residential</u> buildings, parking or driving areas of impervioussurfaces; and
 - Is not covered by dense <u>any</u> vegetation that impedes access; and
 - c. Bees-net-contain-a-slope-ef-mere-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.

- 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-ofway. 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.
- 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.
- 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.
- 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. Secondarily, 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.



DIFOCTIONS FIRST, sand down to find USE	1105	
MINIMUMS		CHART Zone Section
USE C REQUIRE	YARDS & STATE OF THE STATE OF T	RS 15.10.a
Detached Dwelling Unit None As established on the Zoning Map. See Special Regulation	10' 50% 25' above average building elevation.	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 none 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.
Recreation Area or Club House Reclation Area for Club House Recreation Area for Chapter 150 Recreatio	25 - above 6 B See Section 105,25	1. Minimum-lot-size-per-dwelling-unit-is-as-follows: a: In-RS-35-Zones;-the-minimum-lot-size-is-25;000-square-feet; b: In-RS-12:0-Zones;-the-minimum-lot-size-is-12;500-square-feet; c: In-RS-8.6-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-6.0-Zones;-the-minimum-lot-size-is-5;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-5;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-5;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-5;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-5;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-8;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-8;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-7:2-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-7:2-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-size-is-6;000-square-feet; e: In-RS-6.0-Zones;-the-minimum-lot-si
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Page 32)	or other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100.
Footnotes .		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.

DNS	Directions:	FIRST, read down to find USE THEN, across for REGULATIONS.	USE	ZONICHART	Zone Section
5 C) REGULAT		MINIMUMS REQUIRED VARDS	MAXIMUMS SERVICE SE		15.10.d
Golf Course	Process II/ 1 acri Chapter 150	e 50 50 on 50 50x	25' above E B' average buijding elevation.	See (2. Site design must minimize adverse impacts on surrounding resection (2. May not include minature golf. (3. The following accessory uses are specifically permitted as a Equipment storage facilities. (4. Betail sales and rental of golf equipment and accessoring the control of a structure is adjoining a low density zo a. The height of that portion of the structure shall not expect to the boundary of the low density zone shall not exceed the Section in Chapter 115 entitled Distance Between State of the Chapter 1 to determine what other provision of the property.	part of this use. es. ne, then either: xceed 15 feet above average the structure which is parallel ad 50 feet in width. ructures Regarding Maximum
Public Utility	See Special None Regulation #3	20' 20' on 20' 70%	25' above A B average building elevation.	See 1. May be permitted only if locating this use in the immediate necessary to permit effective service to the area or the 105.25 2. If any portion of a structure is adjoining a low density 20 a. The height of that portion of the structure shall not building elevation, or b. The horizontal length of any facade of that portion of to the boundary of the low density zone shall not exceed the Section in Chapter 115 entitled Distance Between S	the structure which is parallel ed 50 feet in width.
Government Facility	See Special None Regulation #3	20' 10' on 10' 70% CONTINUED ON THE NEXT PAGE	25' above BC B average See building Spc elevation. Reg #5	Horizontal Facade Regulations for further details. 3. The required review process is as follows: a. If the subject property, including all contiguous properties to the process is Process IIA, Chapter 150 b. If the subject property, including all contiguous property including all contiguous property including all contiguous property held by others for future use by the applicant, is five approved through Process IIB, Chapter 152, is required building placement, building dimensions, roadways, utility the Master Plan area, parking location, buffering, and the Master Plan area, parking location, buffering, and the subject property. 5. For a Government Facility use, Landscape Category A, or B; on the type of use on the subject property and the impacts nearby uses. REGULATIONS FOR THIS USE CONTINUED ON 1	erty owned by the applicant and e or more acres, a Master Plan, I The Master Plan must snow lity locations, land uses within landscaping. Its Code may apply to the subject -or-6 may be required depending associated with the use on the
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Footi	iwuss .			For other information about parking and parking areas, see Chapter for details of the regulations in this category, see Chapter for information of the regulations in this category. For details of what may exceed this height limit for details regarding required yards, see Compared to the compared to t	see Chapter 34







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DIFECTIONS FIRST, read down to find USE MINIMUMS MAX REQUIRED VARDS WE STANDARD STANDAR		SPECIAL REGULATIONS 17.10.a						
Detached Dwelling Unit None As established on the Zoning Map. See Special Regulation	ye t A 2.0 per dwelling unit.	1. Minimum lot size per dwelling unit is as follows: a. In RSX 35 Zones, the minimum lot size is 35,000 square feet. b. In RSX 8.5 Zones, the minimum lot size is 8,500 square feet. c. In RSX 7.2 Zones, the minimum lot size is 7,200 square feet. 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. 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.						
Non	Section -105.25	h Minimum-hot size per-dwelling unit is-as follows: a in-RSX 8.5-Zones; - the minimum-hot-size is 35,000 square feet. b in-RSX 8.5-Zones; - the minimum-hot-size is 8.500 square feet. c in-RSX 7:2-Zones; - the minimum-hot-size is 8.500 square feet. 2 May be permitted only if it will-not-odversely 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 simpact on a residential neighborhood. 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 - 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 IID entitled Distance Between Structures Regarding Maximum Horizontal facade Requiations for further details. 7 Refer to Chapter I to determine what other provision of this Gode may apply to the subject property.						
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Footnotes 4		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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Golf Course	Process II. Chapter 15	l acre	50	50' on each side	50"	żu.	30° above average building elevation.	E	8	See Section 195.25	 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 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'	ā	30' above average ouilding alevation.	A	В	See Section 105.25	 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 				
Government Facility	See Special Regulation #3	None	20'	10' on each side	10.	a b	to' above overage uilding levation.	BC See Spec Spec Reg #5	В	See Section 105.25	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. 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 Catergory A, or B, 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. 8207C/308A/p.7/10-30-87/TS:rk				
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Footn	jares ,							Ĺ	Ľ		For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 113. For details of what may exceed this height limit, see Chapter 113. For details regarding required yards, see Chapter 115.				

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Detached Dwelling Units	None	5,000 sq. ft. in an 8N 5.0 otherwise 3,600 sq. ft	201	5' but, 2 side yards must equal at least 15'	10+	-50%- 60%	it adjoin-	E		2.0 per unit	 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. 					
Detached, or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0	exceeds-one unit-per 2,400-sq. ft,-of-lot area;-then a-PRUD Ghapter-126 is-requires			5° but, 2 side yards must equal at least 15'		60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation.		A	I.7 per unit	1. Minimum amount of lot area per dwelling unit is as follows: a. In RM 5.0 zones the minimum lot area per unit is 5,000 sq. ft. ba. In RM 3.6 Zones the minimum lot area per unit is 3,600 sq. ft. Ce. In RM 1.8 Zones the minimum lot area per unit is 1,800 sq.ft. de. In RM 1.8 Zones the minimum lot area per unit is 1,800 sq.ft. de. In RM 1.8 Zones the minimum lot area per unit is 1,800 sq.ft. 2. Thapter lis contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The subject-property-must-contains regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The subject-property-must-contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The subject-property-must-contains regulated regarding home occupations and other accessory uses, facilities and activities and activities required-appen-space-must-le-in-subject-property-contains-si-or-mare-pieces-each-having-a-length-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-si-or-mare-pieces-each-having-a-length-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-si-or-mare-pieces-each-having-a-length-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-si-or-mare-pieces-each-having-a-length-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-si-or-mare-pieces-each-having-a-length-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-si-or-mare-pieces-each-having-a-length-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-defendent-property-each-and-width-of-at-least-20-feetin-addition,-if-the-subject-property-contains-defendent-property-each-and-width-of-at-least-20-feetin-addition,-if-the-length-each-and-and-and-and-and-and-and-and-and-and					
Foot	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 wards, see Chapter 115.					

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b. The horizontal length of any facade of that portion of the structure which is parallel Ine nor1201141 rength or any racade of that portion or 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

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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 vards, see Chapter 115.

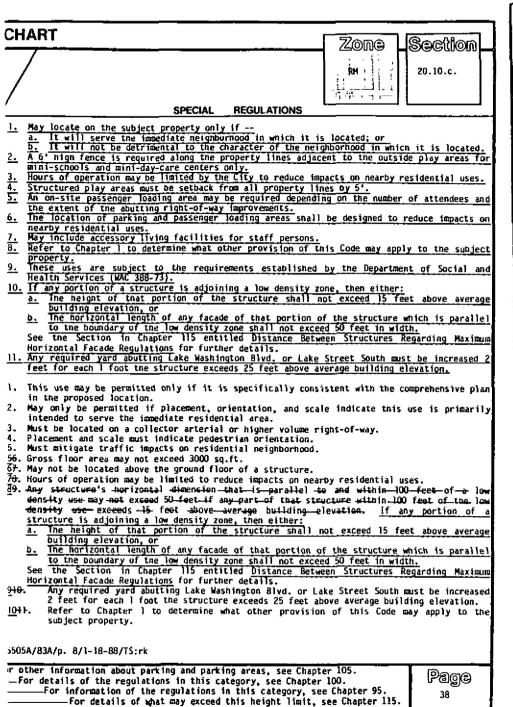


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AGR-Commercia Recreation Area or -Chub- House	1-Process -11A- Chapter -150	-7,-200-sq-ft-	- 20		10'	-50%	If adjoin- ing a-low- bensity - rone; -then- 25 above average building - elevation. Btherwise, 30 above average building - elevation.		- 8	- See - See + ion - 105 - 25		Hay be permitted only if it will not adversely impact any residential area that it does not serve. Hust provide pedestrian access from locations served by the area or clubnouse; tocation and site design must minimize the need for parking; Hours of operation may be limited to reduce adverse impact on a residential neighborhood; structure's horizontal dimension that is parallel to and within 180 feet of a low density zone may not exceed 50 feet if any park of that structure within 180 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 Facede Regulation for further details. The required yard abutting Lake Washington Blvds on Lake Street South must be increased of 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:
Ehur <i>c</i> h	Process IIA Chapter 150			20'on each side	1		If adjoining a low density zone, then 25' above average building elevation. Cherwise, 30' above average puilding elevation.	C		See Seet ion- 105. 25 1 for every 4 people based on maximum occupanc load of any area of worsh See Spec Req. #4	n cy a hir	1. Site must abut and be accessible from at least one roadway naving at least 2 moving traffic lanes. 2. Traffic tannot significantly impact any residential neighberhood. 3. Note tannot exceed that normally associated with a residential neighberhood. 4. Scale and placement of the structure must be in harmony with the residential setting. 5. Any structure's no recental 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. 2. See the Section in Chapter 115 entitled Bistance Between 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 lowdensity use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, there ither: 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. 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. No parking is required for day-care or school ancillary to the use. 75. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foot	tnotes	4 ,										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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School or Bay Care Center	### PRST, read down to that USE MINIMUMS MAXIM	USE ZONI UMS B See Section 105.25	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 foot high frence is required only along the property lines adjacent to the nutside play. 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 50 or more students or children. c. Otherwise, 6 feet. 5. An on-site passenger loading area must be provided, if this-use-can-accommodate 50 or more students or children. c. Otherwise, 6 feet. 5. An on-site passenger loading area must be provided, if this-use-can-accommodate 50 or more students or children. c. Otherwise, 6 feet. c. Otherwise, 6 feet. c. Otherwise, 7 feet. c. Otherwise, 6 feet. c. Otherwise, 7 feet. c. Otherwise, 7 feet. c. Otherwise, 8 feet. c. Otherwise, 9 feet. c. Otherwise
Foot	Digitization of the state of th		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.







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S		5,6	MIN	REQUIRED	YAR	DS S	MA HOUSE	XIMUN SE	AS SECTION AS A SE		
Mini-school or mini-day- care (7-12 attendees) Toay-Care Home (6 or less attendees)		3,600 sq.ft	<u>201</u>	5' but 2 side 2 side yards must equal at least 15'	<u>10°</u>	<u>60x</u>	if adjing a densit zone. 25' ab averag build elevat averag build elevat	then ove englion.	<u>D</u>	<u>B</u>	See Section 105.25
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop	-Chapter 151 Process II		20'	5' but 2 side yard must equa at least 15'	10'	-86¥ 60X	If adjing a densil zone, 25' at average build eleval average build eleval	low then bove ge . ing tion. wise, bove ge	В	E	l per each 300 sq. ft. of gross floor area.
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ATIK	7	MINIMUMS		Zone Section					
USE □	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	REQUIRED YARDS	MAXIMUMS W S S S S S S S S S S S S S S S S S S S	SPECIAL REGULATIONS 20.10.c					
Convalescent Center or Nursing Home	Process IIA 7,200 sq	ft 20' 10' an 10' 70%	If adjoin- C B I for each ing a low density zone, then 25' above average building elevation.	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. 2. The reguired 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. 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. Any-structure's-herizontal-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					
Government Facility	Process IIA None Chapter 150	20' 29' on 20' 70% each side 20' 10'on 10' 70%	ing a low density 105.25 zone, then 25' above average	Horizontal Facade Regulations for further details. 3. Any required yard abutting Lake Mashington 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. 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 impacts associated with the use on the nearby uses. 5505A/0083A/Pg. 10/12-28-87:TS:cw					
Foot	nous .			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.					







CHART				
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				20.10.c
	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:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The nor zontal length of any facade of that portion of the structure which is parallel
 - to the Doundary 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 in feet for each I 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.

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	Public Transit Shelter	None	None	None	Kone	None	100%	average		pc.	None	İ
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		or more, then		a	case-by cas	e bas	S	average building		}	Section 105.25	
	,	Process III Chapter 150						elevation.				
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r 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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FINAL TIONS	A Second	ONS THEM	MI A	NIMUMS REQUIRE		RDS /	MAXIMI			
Detached Dwelling Units	None	3,600_sq_ft 5,000-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	2.0 per unit
Detached, or Attached, or Stacked Dwelling Units Stacked Dwelling Units Stacked Dwelling Units Units Stacked Dwelling Unit	None .	J _T 200 3,600 sq ft with density as established on the Zoning Map. See Special Regulation f1	1	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 Section 720ma 25.10.a ĖR

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.
- 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.
- 1. Minimum amount of lot area per dwelling unit is as follows: .
 - a. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq.ft.
 - b. In PR 3.6 zones, the minimum lot area per unit is 3,600 sq.ft.
 - c. In PR 2.4 zones, the minimum lot area per unit is 2,400 sq.ft.
- d. In PR 1.8 zones, the minimum lot area per unit is1800 sq.ft.
- 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- 3. The-subject-property-must-contain-at-least-200-sq:-ft:-per-unit-of-common-open-space-switable-for-many-activities.--If-the-subject-property-contains-six-or-more-units;-thisrequired-open-space-must-be-in-one-or-more-pieces-each-having-a-length-and-width-of-atleast-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-andwidth-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-parailel-to-and-within-100-feet-of-a-low-density-zone-may-mot-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low density-zome-exceeds-15-feet-above-average-building-elevation---If any portion of a structure is adjoining a low density zone, then either:
 - Ine height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - Ine 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.

B43C/233A(5511A/84A)n.2/12-23-87/TS:rk REGINATIONS CONTUMIED 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 For details of what may exceed this height limit, see Chapt Page

For details regarding required yards, see Chapter 115.







CHART				Zone	Section
<i>[</i> .	SPECI	AL.	REGULATIONS	PR	25.10.a

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

843C/233A(5511A/84A)p.3/12-23-87/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.



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Office Uses	None	None	20*	5', but 2 side yards nust equal at least 15'	10,	70 %	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		B	If medica dental, o veterinar office, then one per each 200 sq.ft gross floor are cach 300 sq.ft. of gross floor are	2. 3. 4.	sety-zer density- structur a. The built b. The Horizont The requ be incre elevatic Refer to property The foll a. May b. Outs c. Site prop subn Ancillar if: The b. The	ne-may-met-exe- zeme-execeds- re is adjoinin neight of tha iding elevation horizontal le the boundary o Section in Ch tal Facade Req uired yard of eased 2 feet fron. It coming regulationly treat sm side runs and e must be desiperty. A cert intry assembly an ancillary assembly ancillary assembly ancillary assembly ancillary assemble.	eed-50-feet-abeve- g a low densit: t portion of tre n, or noth of any far f the low densi apter 115 enti- ulations for a a structure ab- or each I foot determine what ions apply to a all animals on other outside a gned so that no iffication to the development b d manufacture of embled or manual	- any-part- any-part- y zone, the e structu cade of tr ity zone s tled Dista further da utting Lat that stru t other pr veterinary the subje facilities ples from nis effect pof goods of factured g ets of thi	efthat-stru ilding-eleva- inding-eleva- ine either: ire shall not interpretation of interpretation interpretati	exceed 15 feet exceed 15 feet f the structure eed 50 feet in w Structures Regar Blvd. or take S s 25 feet above his Code may app y: mals are not per l not be audible an Acoustical En e of this use ar ordinate to and hicillary assemble	above average which is paralle idth, ding Maximum treet South must average building ly to the subject	w <u>el</u> ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;
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Foot	Noves		1						<u></u>		or	For detail	ls of the regu information of -For details o	parking and p lations in thi the regulatio of what may exc ils regarding	s categor ns in thi eed this	y, see Chapte s category, s height limit.	er 100. see Chapter see Chapter	Page 40	,

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	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		REQUIRE	D YARDS	MAXIMA B B B B B B B B B B B B B B B B B B B		77	SPECIAL REGULATIONS ZOMO SECTION 25.10.b
Development Containing Stacked or Attached Dwelling unit: and Office Uses. See Special Reg- ulation #1 Development Containing Stacked-Dwel- ling-Units and-office usesThis use-is-net permitted-in PR(RS-S-0) ZonesSeealso-Special Regulation-#1 6843C/233A(55) Page 41		7,200 3,600 20' sq.ft.with a residential density as established on the Zon- ing Map. See Special Regulation #2 See-alse Special Regulation #3-for-the maximum amount-of effice space allowed;	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		1. A veterinary office is not permitted in any development containing dwelling units. 2. Minimum amount of lot area per dwelling unit is as follows: 3. In PR 5.0 zones, the minimum lot area per unit is 5,000 sq.ft. 5. In PR 3.6 zones, the minimum lot area per unit is 5,000 sq.ft. 6. In PR 1.8 zones, the minimum lot area per unit is 1,600 sq.ft. 7. The maximum-amount-of-allowable-fleor-area-for-office-use-is-computed-using the following farmulas: 7. The maximum-amount-of-allowable-fleor-area-for-office-use-is-computed-using the following farmulas: 7. The maximum-amount-of-allowable-fleor-area-for-office-use-is-computed-using the following farmulas: 7. The maximum-amount-of-allowable-fleor-area-for-office-use-is-computed-using the following farmulas-of-square-footage-available-for-office-use-is-dwelling-usits-proposedIne-insulation-of-is-dwelling-usits-proposedIne-insulation-of-is-dwelling-usits-proposedIne-insulation-of-is-dwelling-usits-proposedIne-insulation-of-is-dwelling-usits-proposedIne-insulation-of-is-dwelling-usits-proposedIne-insulation-of-is-dwelling-usits
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Restaurant or Tavern 6843C/233A(55 Page 41	Process 11 Chapter 16 Process 1 Chapter 14		S 1	5'. but 2 ide yards ist equa t least 5'	10' 84	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	В	- 1	per each 100 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 specified only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office see. 32. Any structure's horizontal dimension aparallel to and within 100 feet of a low density zone axy not exceed 55 feet above average building elevation. If, any portion of a structure is adjoining a low density zone, then either: a. Ine height of that portion of the structure seed 15 feet above average building elevation. If, any portion of a structure is adjoining a low density zone, then either: a. Ine height of that portion of the structure shall not exceed 15 feet above average building elevation. 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 15 entitled Distance Between Structures Regarding Maximum Hericontal Facade Regulation for further details. 42. The required yard of a structure abutting take Washington Blvd. or take 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. 44. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Foot					 .	, L	<u> </u>			For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapte For details regarding required yards, see Chapter 115.

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Grocery Store, Pr Drug Store, Ch Laundromat, Pr	rocess 118- hapter 152 rocess 1 hapter 145	7,200 sq.ft.	20' 10'		-80%- 70%	if adjoin- ing a low density tone, then 25 bove average building elevation. Otherwise, 30 above average puilding elevation.	В	•	per each 00 sq.ft. f gross loor area	in the proposed location. 2. May-be-permitted-only-if-traffis-and-neise-impacts-on-residential-area-from-this-use-will net-enceed-those-impacts-from-an-office-user 32. May not be located above the ground floor of a structure. 43. Gross floor area cannot exceed 3000 sq.ft. 54. Any-structure-is-horizontal-dimension-that-is-parallel-to-and-within-100-feut-of-a-low density-zone-may-not-exceed-50-feut-if-any-part-of-that-structure-within-100-feet-of-the low-density-zone-may-not-exceed-50-feut-above-average-building-elevation
or Mortuary th	peess 118 Repter 152 Ocess 1 Repter 145	,200 sq.ft.		on 20 side	70%	f adjoin- ng a low density one, then 5' above verage duilding elevation therwise, 0' above tverage luilding elevation.	C	C	per each 00 sq.ft. f gross loor area	Hay be permitted only if traffic impacts on residential areas from this use will not exceed the traffic impact from an office user 21. Any 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.
ion-Commercial - Pr lecreation- irea or Glub louse	rocess- I IA Hapter- 150	7,290-sq.fb,-		-on 10- -side	- 60K	f-adjoin- ing-a-low- density zone, then 25'-above average tuilding- elevation dtherwise, 30'-above average tuilding- elevation- elevation- above	, k		ee - estion- 95,25-	May-be-permitted-only if-it-will-not-adversely-impact-any-residential-area-that-it-dues-not served Must-provide-pedestrian-access-from-locations-served-by-the-area-or-clubhouse. Lecation-and-site-design-must-minimize-the-need-for-parking. Mours-of-operation-may-be-limited-to-reduce-adverse-impact-on-a-residential-neighborhood S: Any-structure-1s-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-den- sity-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-elevationSee-the-Section-in-Ghapter 115-entitled-Distance-Between-Structures-Regarding-Maximum-Horizontal-Facade-Regulation-for- further-details- G: The-required-yard-of-a-structure-abutting-Lake-Washington-Blvdor-Lake-Struct-South-must- be-increased-2-feet-for-each-1-foot-that-structure-exceeds-25-feet-above-average-building elevation- T: Refer-to-Ghapter-1-to-determine-what-other-provision-of-this-Gode-may-apply-to-the-subject
511A/84A/p.5/11-2	2-87/rk	<u></u>	<u> </u>			dievation:	┸╤┦	Ĺ		or other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100.
Footn	මෙන්ම									For information of the regulations in this category, see Chapter 95. -5511A/84A/p-0502 0913 what may exceed this height limit, see Chapter 115.

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Ž.	DIFOCTIONS THEM, scross for REGULATIONS.	USE ZON	CHART Zone Section
	MINIMUMS MAXIM REQUIRED YARDS 4/ Fig. 1/2 / 5/5	NUMS * SEE E SEE * SEE E SEE * SEE E SEE	1 ** -4: 11
Church	Recess-IIA 7,200 sq.ft 20' 20' on each side 20' 70% If adjoining a low density cone, then 25' above average puilding elevation.		not exceed those impacts from an office use. 21. Any structure's noricental 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 Bivd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
School or Day Care Center	If this use can accommodate 50 or more students or children, then students or children, then then cheeper 152 then cheeper 152 therwise; children, then cheeper 152 therwise; children, then cheeper 152 therwise; children, then children children, then children child	D B See Section 105.25	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. 4. No parking is required for daycare or school ancillary to the use. 4. No parking is required for daycare or school ancillary to the use. 4. No parking is required for daycare or school ancillary to the use on any nearby residential area will not exceed those impacts from an office use. 4. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along the cide and rear property lines is required. 4. 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. 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 dreas
)511A/B4A/p.7/1 'age 43	If this use Is adjoin- In a low density zone, then Process I Chapter T45 Otherwise, None		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. 66. May include accessory living facilities for staff persons. 67. Any structure's horizontal dimension that is parallel to and within 100 fact of a low deligible for may not exceed 50 feet if any part of that structure within 100 fact of the low density zone may not exceed 50 feet if any part of that structure within 100 fact of the low density zone acceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. Inc height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The norizontal 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. 88. 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). 6. For details of the regulations in this category, see Chapter 105. 6. For information of the regulations in this extensive see Chapter 105.
Foot	noves		For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 43



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MINIMUMS Mini-school or mini-day care (7-12 attendees) or Day-Care Home [6 or less attendees] Minimum Security of the control of the contro	SPECIAL REGULATIONS SPECIAL REGULATIONS SPECIAL REGULATIONS SPECIAL REGULATIONS If any portion of a structure is adjoining a low density zone, then either: Out density zone	
	5. Structured play dread must be required depending on the increase. 6. An on-site passenger loading area may be required depending on the increase. 7. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Hay include accessory living facilities for staff persons. 8. Hay include accessory living facilities for staff persons.	
:511A/84A/p.9/11-02-87/TS:rk 'age 43	5511A/84A/p.10/01-08-88/TS:rk:np Page 43 or other information about parking and parking areas, see Chapter 105. or other information about parking and parking areas, see Chapter 100.	
Footnotes .	or other information about parking and parking alcuments. 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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ONS	DIFECTIONS THEN, across for REGULATIONS.	USE	ZONI CHART	Zone Section
SS SS SS SS SS SS SS SS SS SS SS SS SS	MINIMUMS REQUIRED YAR STATE OF THE PROPERTY O	MAXIMUMS DS # # # # # # # # # # # # # # # # # # #	SPECIAL REGULATIONS	PR
Convalescent Lenter or Nursing Home		OF hi saloin- ir B i	for eac 1. If any portion of a structure is adjoining a low density z a. Ine height of that portion of the structure shall r building elevation, or b. Ine horizontal length of any facade of that portion of to the boundary of the low density zone shall not exce See the Section in Chapter 115 entitled Distance Betw Horizontal Facade Regulation for further details. 2. The required yard of a structure abutting lake Washington be increased 2 feet for each 1 foot that structure excee elevation. 3. Refer to Chapter 1 to determine what other provision of the property.	of exceed 15 feet above average of the structure which is parallel ed 50 feet. een Structures Regarding Maximum a Blvd. or Lake Street South must ds 25 feet above average building
Public Utility	Brocess IIA None 20' 20' on each side Chapter 145	70% f adjoin- A B Se	1. May be permitted only if locating this use in the immedia necessary to permit effective service to the area or the C Any-structure's-harizontal-dimension-that-is-parallel-to-a density-zone-may-not-exceed-50-feet-if-any-part-of-that-is-low-density-zone-exceeds-15-feet-above-average-building-elstructure is adjoining a low density zone, then either: a. The height of that portion of the structure shall no building elevation, or b. The norizontal length of any facade of that portion parallel to the boundary of the low density zone shall see the Section in Chapter 115 entitled Distance Between Horizontal Facade Requiation for further details. 3. The required yard of a structure abutting take Washing must be increased 2 feet for each 1 foot that structure building elevation. 4. Refer to Chapter 1 to determine what other provision subject property.	ity as a whole. nd-within-100-feet-of-a-low ructure-within-100-feet-of-the evation:If any portion of a t exceed 15 feet above average on of the structure which is not exceed 50 feet. m Structures Regarding Maximum ton Blvd. or Lake Street South exceeds 25 feet above average
3511A/84A/p.11/1	1-02-87/T\$:rk		5511A/B4A/p.12/12-23-87/T5:rk Page 43A or other information about parking and parking areas, see Cha	nter 105
Foot	Notes .		For other information about parking and parking areas, see Chapter and the regulations in this category, see Chapter information of the regulations in this category, For details of what may exceed this height limit	er 100. see Chapter 115.





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CHART			Zone	Section
			PR	25.10.e
	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.
- Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
- 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 neight of that portion of the structure shall not exceed 15 feet above average
 - 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 Setween 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.
- Refer to Chapter) to determine what other provision of this Code may apply to the subject property.
- 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.
- 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.
- 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--<u>If any portion of a structure is adjoining a low density zone, then either:</u>
 - 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.
- 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.

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Government Facility	Process I I A Chapter 150: Process I Chapter 145	None	201	10' on each side	10	70%	If adjoing a lidensity zone, t 25' abo average buildin elevation of the wildin elevation of the wilding el	ow be properties of the proper	e c. g.	В	See Section 105.25
Public Transit Shelter Public Park	None If one acre or more, then	None None		None I be determ ase-by-case		n a	15' abo average buildin elevati 15' abo average buildin elevati	g on. ve -	4	ee pc. eg. 2	See Section 105.25 See Section 105.25
	Chapter 150 Otherwise, None							•			
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	# P. C.	, / <u>5</u> 8	M	REQUIRE	D YA	RDS	MAXIMI By By By By By By By By By By By By By	JMS CAME			
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 medica dental, or veterinar office, then one per each 200 sq.ft gross floor are. Otherwise one per each 300 sq.ft. of gross floor are.	1. Any structure's horizontal distry zone may not exceed 50 fee density zone may not exceed 15 fee structure is adjoining a low d. The height of that portion building elevation, or b. The horizontal length of a to the boundary of the low See the Section in Chapter Horizontal Facade Regulation for 2. Refer to Chapter 1 to determine property. 3. The following regulations apply a. May only treat small animal b. Outside runs and other outside runs and other outside runs and other outside runs and other outside runs and other outside runs and strength of the submitted with the developm Ancillary assembly and manufactif: a. The ancillary assembled or use.
Restaurant or Tavern	Process IIA Chapter-150 Process I Chapter 145	1	20'	10' on each side	101	80% 70%	If adjoin- ing a low density zone, then 25° above average	8		1 per eacl 100 sq.ft of gross floor are	b. The outward appearance and activities must be no difference in the notation of the notation
Funeral Home or Mortuary	Process 11A Ghapter 459 Process 1 Chapter 145		201	20' on each side	10*	70%	building elevation. Otherwise, 30' above average building elevation.	С) per each 300 sq.ft of gross floor are.	structure is adjoining a low de a. The height of that portion building elevation, or b. The horizontal length of an to the boundary of the low See the Section in Chapter Horizontal Facade Regulation for 32. Refer to Chapter 1 to determining property. 6082A/82A/p.2/11-3-87/rk
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Zone **Section** 27.10.a

> SPECIAL REGULATIONS

immasion-that is-parallel to and within 100 feet of a low dunfeet if any part of that structure within 100 feet of the low eet above average building elevation. If any portion of a density zone, then either:

ion of the structure snal) not exceed 15 feet above average

any facade of that portion of the structure which is parallel w density zone shall not exceed 50 feet in width.

115 entitled Distance Between Structures Regarding Maximum for further details.

aine what other provision of this Code may apply to the subject

ly to veterinary offices only:

mais on the subject property.

itside facilities for the animals are not permitted.

that noise from this use will not be audible off the subject on to this effect, signed by an Acoustical Engineer, must be pment permit application.

acture of goods on the premise of this use are permitted only

- or manufactured goods are subordinate to and dependant on this
- nd impacts of this use with ancillary assembly or manufacturing ferent from other office uses.

ffic and noise impacts on residential area from this use will an office use.

mension that is parallel to and within 100 feet of a low denfeet—if any part—of—that structure—within 100 feet—of—the—low at above average building elevation. If any portion of a density zone, then either:

ion of the structure shall not exceed 15 feet above average

any facade of that portion of the structure which is parallel density zone small not exceed 50 feet in width.

115 entitled Distance Between Structures Regarding Maximum for further details.

ine what other provision of this Code may apply to the subject

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.

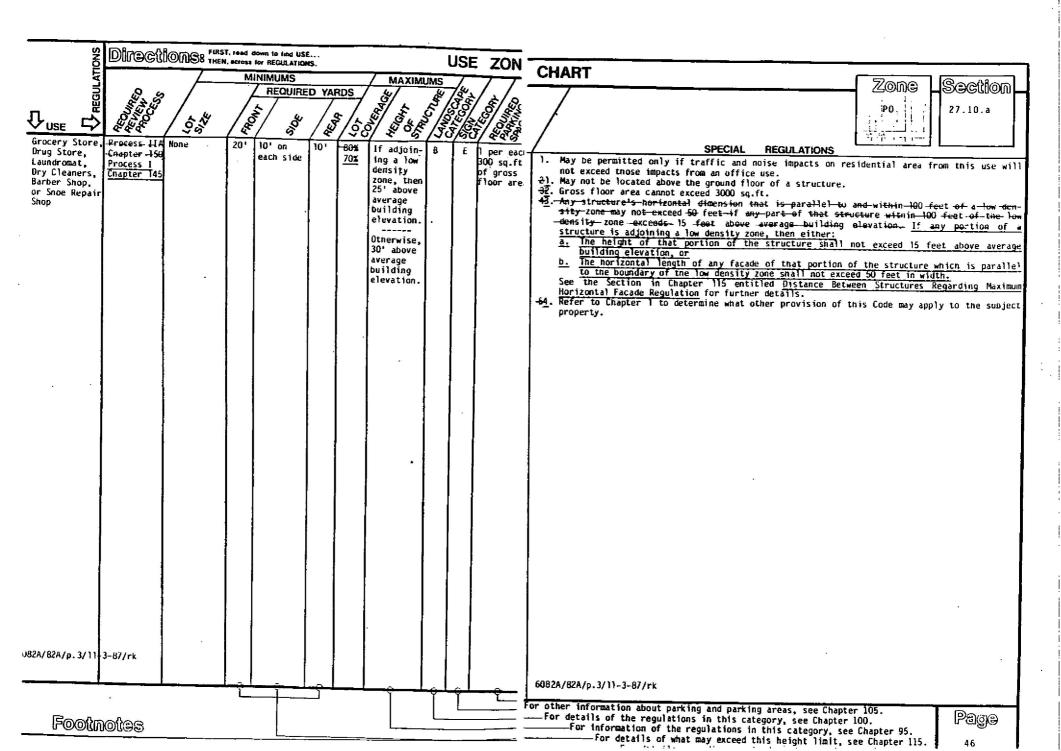
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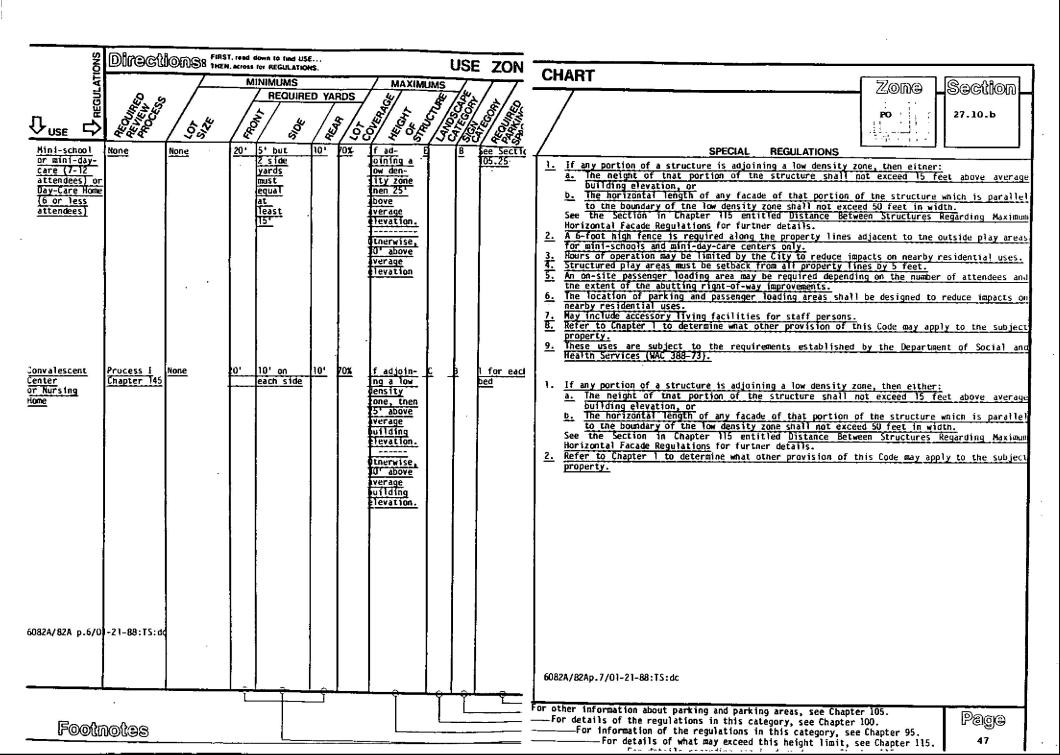






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S F DREGULATII		/	MII	REQUIRE		iDS /	MAXIMI SE SE		7	7 7				
Church	Process-IH Enapter-15 Process I Chapter 14	None	20	20' on each side	1 1	70%	if adjoin- ing a low density zone; then 25' above average building elevation. Otherwise, 30' above average building elevation.		В	Section 105-25 1 for every 4 people based or maximum occupant load of any area of worsh See Spec Reg. #3	May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office user 1. Any structure is herizontal dimension that is parallel to and within 100 feet of a low density use exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds is 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 is 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 winth. See the Section in Chapter 11s entitled Distance Retween Structure Personaling Maximum			
School or Day Care Center	Process-HF Ehapter-156 Process I Chapter 145		commistude then 50' 	sis use can date 50 or ents or chi 50' on each side is use can date 13 to nts or chi 20' on each side Otherwise, 5', but 2 side yards must equal at least 15'	more 1dren 50' ac- 49 1dren 20'	70 x .	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		8	See Section 105.25	Nay-be-permitted-only-if-traffie-and-noise-impacts-from this-use-on- residential-area-will-not-exceed-those-impacts-from an-office-user 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. 44. An on-site passenger loading area must be provided if-this-use-can-accommodate-60-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 this abutting right-of-way improvements. Carpooling, stangered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 45. May include accessory living facilities for staff persons. 46. Any-structure-is-now-irantal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low- density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-100-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-100-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-100-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-100-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-indo-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-indo-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-indo-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-para-of-snat-structure-within-indo-feet-of-tne- low-density-zone-may-not-exceed-50-feet-if-any-pa			
6082A/83Ap.5/11	4-87:TS:dc						<u> </u>				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.			
m/oot)ලැපෙන							<u>_</u>			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.			





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Hospi Facil	ity	Chap Proc	ess 114 ter 152 ess 114 ter 150	One Acre	20'	10° on each side	10*		AS - above average building alevation If adjoin- ing a low density tone, then The above average building alevation buffernise, BO above average building alevation average building alevation.	В	9	Section Dection D5:25	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. 2.1 Any structure's herizontal dimension that is parallel to and within 100 feet of a low den sity 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. 3.2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
												-	6082A/8 2 Ap.B/11-4-87:TS:dc
	- - - -	Nous			<u> </u>		<u>- </u>						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapter For details regarding required yards, see Chapter 115.

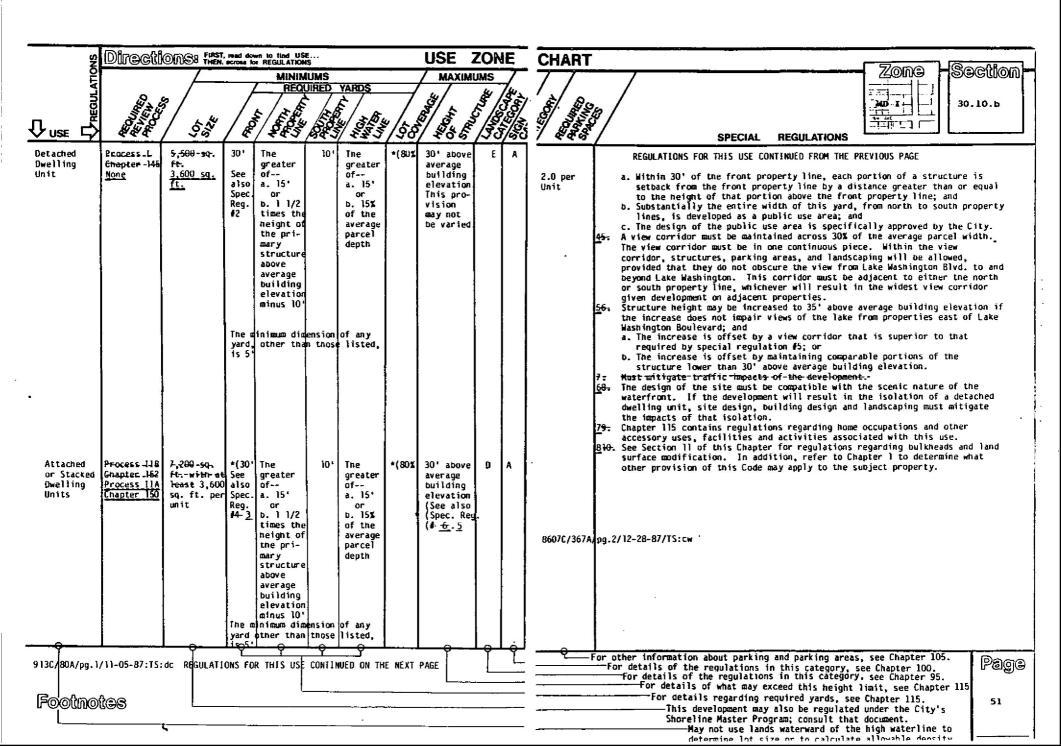


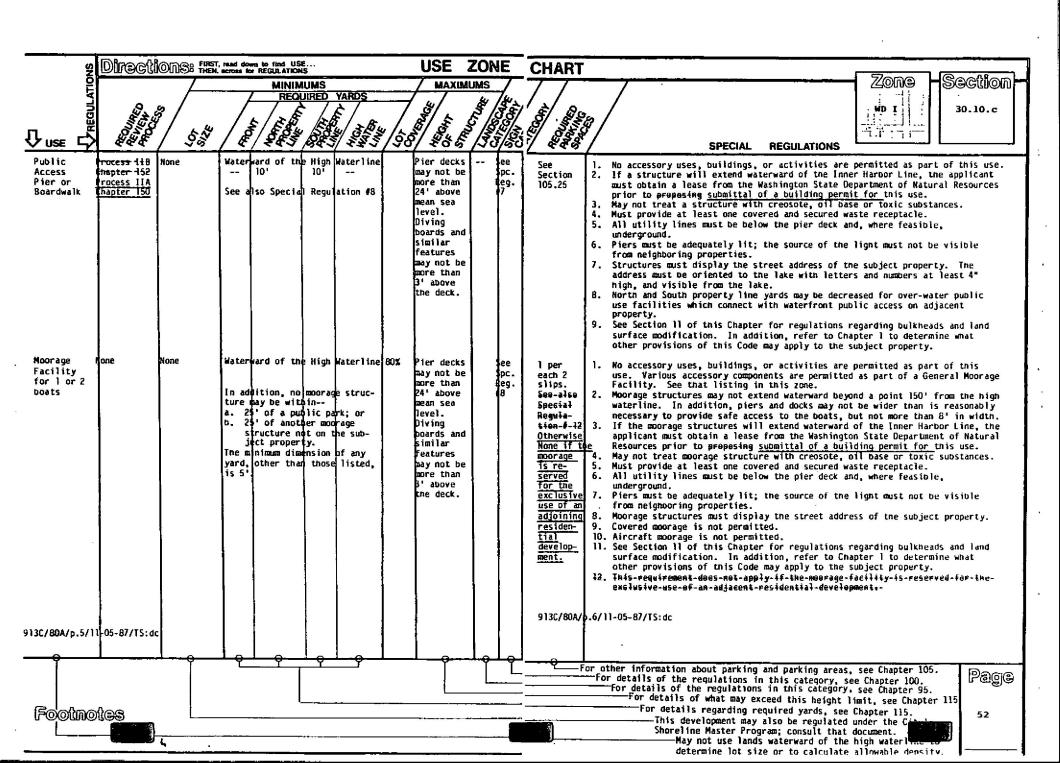


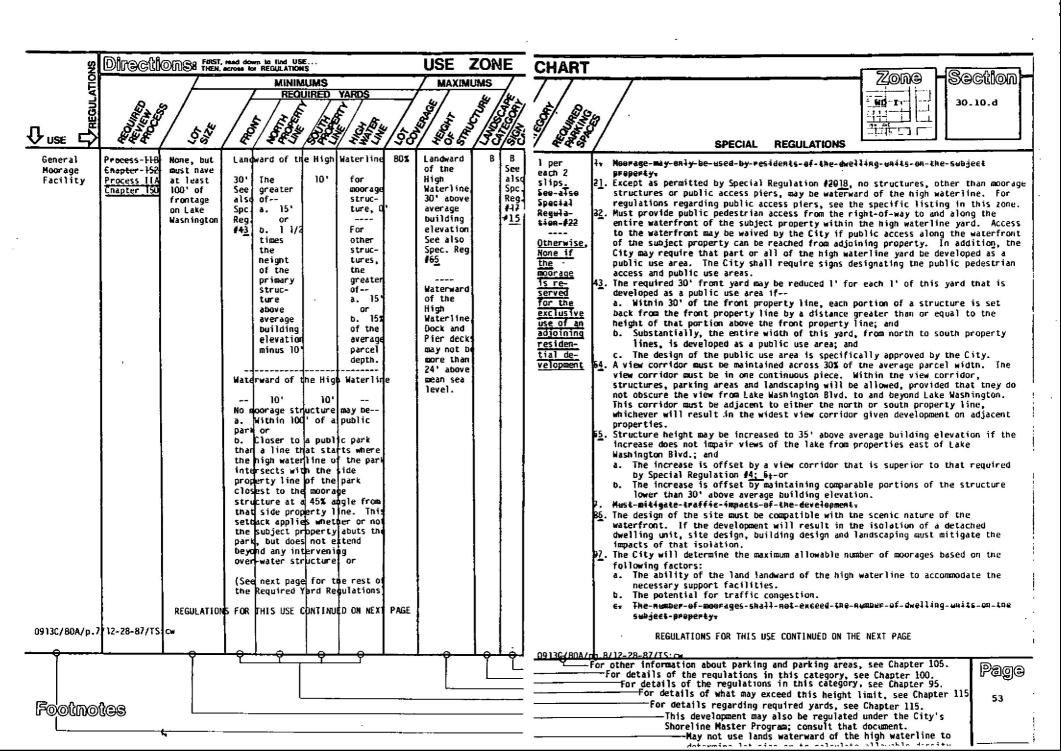
E Directions: First	f, read down to find USEacross for REGULATIONS.	USE	ZON	CHART Zone Section
The Property of the Property o	MINIMUMS	MAXIMUMS (WAS)		SPECIAL REGULATIONS
Public Utility Precess III None Chapter 145 Government Precess III None Facility Chapter 150 Process I Chapter 145	20' 20' on each side 20' 70% 20' 10' on each side 10' 70%	If adjoin- A B defing a low demsity zone, then 25' above average building elevation. C B See	See 105.25 See Section 05.25	1. Any-building's-herizental-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-zene-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-fuet-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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject
Public Transi None None Shelter	None None 100%	average building elevation. 15' above average building Reg.	See Section 105.25	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. 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 None	Will be determined on a		See	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-den-
or more, then Process IIA Chapter 150 Otherwise, None	dase-by-case basis	ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	Section 105.25	sity-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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6082A/8 3 A/Pg.9, 11-5-87/TS: dc				6082A/8 3 AA/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.	

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Detached Dwelling Unit	Process L Chapter -145 None	5, 50 0-sq.	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 ofa. 15' or b. 15% of the average parcel depth of any	*(80%	30' above average building elevation This pro- vision may not be varied	ε	2.0 thit	per 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. public access piers, see the specific listings in this zone. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— a. Within 30' of the front property line, each portion of a structure is set back from the front property line, each portion of a structure is set back from the front property line, and 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 property lines) is developed as a public use area; and corridor must be maintained across 30% of the average parcel width. A view corridor must be in one continuous piece. Within the view corridor, The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they structures, parking areas and landscaping will be allowed, provided that they structures, parking areas and landscaping will be allowed, provided that they one of one obscure the existing view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilties and activities associated with this use.	0
Attached or Stacked Dwelling Units	Process II8 Gnapter 152 Process IIA Chapter 150	7,200-59, ftwith at least 3,600 sq. ft. per unit	also Spec. Reg. #4-3	greater of- a. 15' or b. 1 1/2 times the height of the pri- mary structure above average building elevation minus lo' other than	ension		*(80 %	30' above average building elevation (See also (Spec. Re		υ π	.O per nit	other provision of this Code may apply to the subject property. 1. 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. 2. If-this-use-is-proposed-en-a-subject-property-that-will-also-contain-nonresidential-uses-is-compiled-using-the-fallowing-formulat nonresidential-uses-is-compiled-using-the-fallowing-formulat nonresidential-uses-is-compiled-using-the-fallowing-formulat number-of-dwelling-units-proposed)-x-the-average-square-footage-of-the-number-of-dwelling-units-proposed)-x-the-average-square-footage-of-the-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed,-x-the-square-footage-available-for-dwelling-units-proposed)-x-the-square-footage-available-for-dwelling-units-proposed,-x-the-square-footage-available-for-dwelling-units-proposed,-x-the-square-footage-structures-co-way to and along the entire waterfront of the subject property within the high waterline yard. 2.2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property can be reached from adjoining property. 2.3. The required 30' front yard may be reduced l' for each l' of this yard that it developed as a public use area if	
913C/80A/pg.1	1/11-05-87:TS:	de REGULATIO	L ONS FO	R THIS US	CONTIN	TUED ON TH	E NEXT	PAGE		<u> </u>	913C\\\	For other information about parking in this category, see Chapter 100.	3
Footing)(ee				-1							For details 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. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high water the consult water the consult that document.	- -





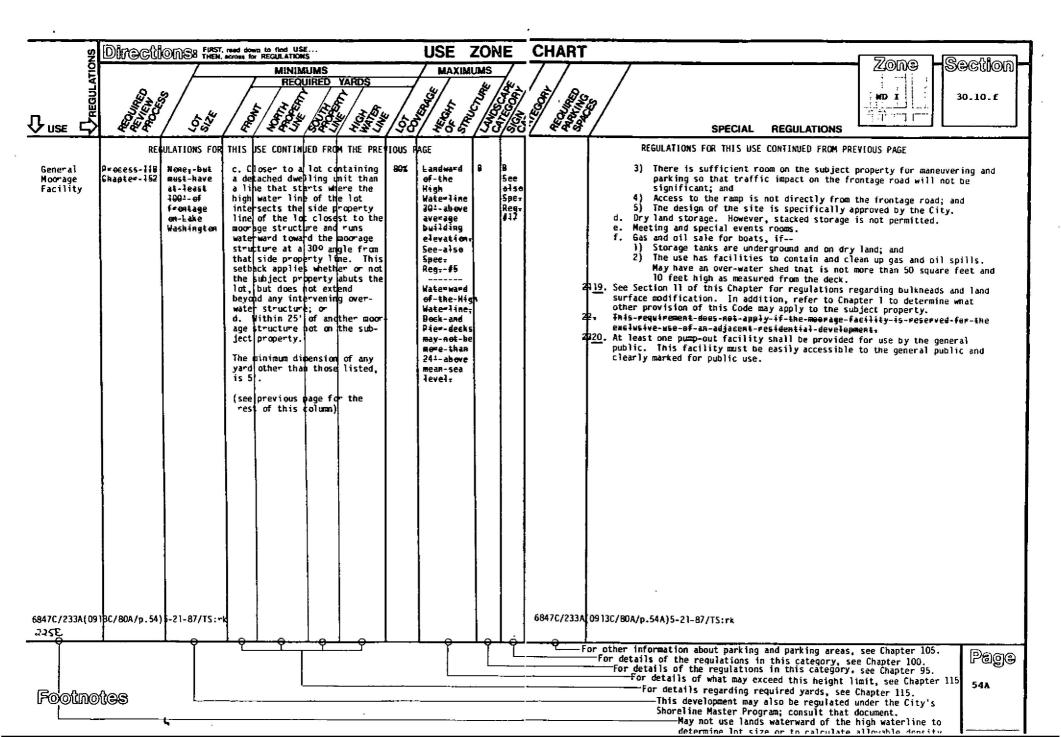




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General Moorage Facility	P≖ocess-IIB Ghapte152	Noney-but must-have at-least 1001-of frontage on-Lake Washington	c. Closs a detact a lihe high war interset line of moor age water warstructurthat sich the sublot, but beyond water sid, with age strictly age stric	er to a lined dwell that starter line cts the s the lot structured toward applies ject proper applies ject proper any intertructure; thin 25' cucture no cucture accurate accu	lot conting units where of the side procloses in the military and the military and the military and the military and the military and the military and the military and the military or of another those wage for	taining it than re the lot operty t to the runs oorage le from e. This r or not buts the nd over- hee moor he sub- of any listed,	801	Landward of-the High Waterline 30-above average building elevation: See-also Spee: Reg:-f5 Waterward of-the-Hime Pock-and Pier-deck may-not-be more-than 241-above mean-sea level:		See also Sper Regr		40 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. 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-prepasing submittal of a Building Permit for this use. 12 10. May not treat moorage structure with creasote, oil base or toxic substance. 12 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. 14 13. Must provide public restrooms unless moorage only available for residents of dwelling units on the subject property. 14 14. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 15 15. Moorage structures must display the street address of the subject property. 16 16 Aircraft moorage is not permitted. 17 16 Aircraft moorage is not permitted. 18 16 Aircraft moorage is not permitted. 19 16 Aircraft moorage is not permitted. 19 17 18 Norage structures must display the street address of the subject property. 19 18 Norage structures must display the street address of the subject property. 19 18 Norage structures must display the street address of the subject property. 19 19 10 10 10 10 10 10 10 10 10 10 10 10 10
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Footno	ofe			- 	<u> </u>	-	<u> </u>			لها 	ę F	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 Category.
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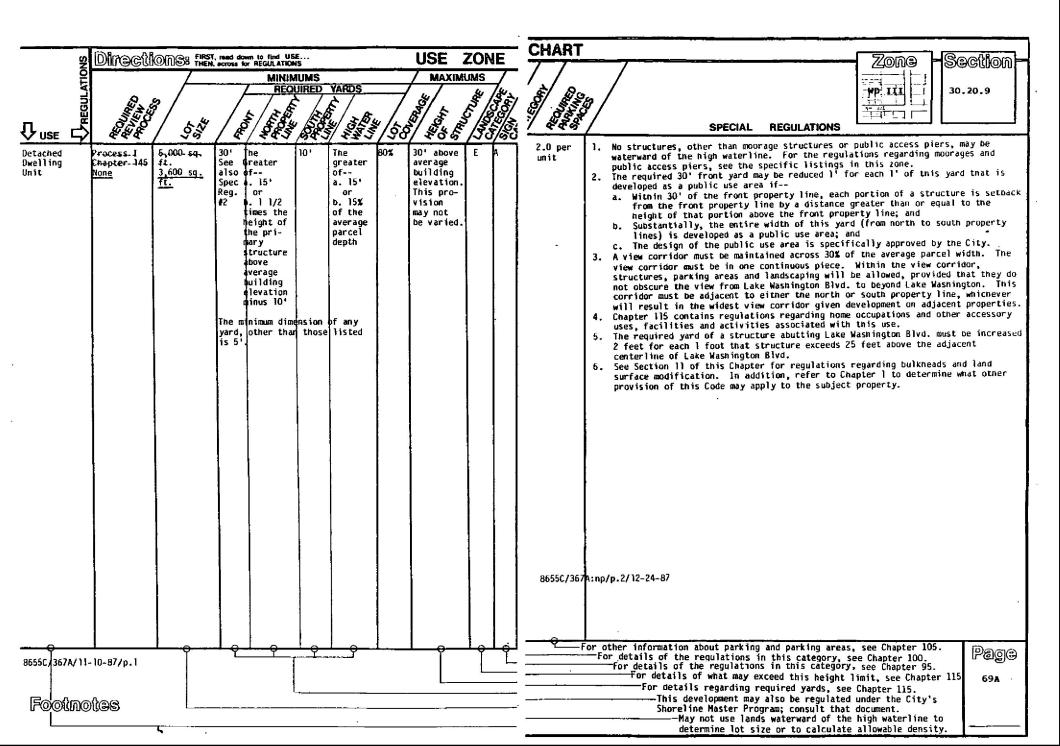




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	Process 118 Chapter 152 Process 11A Chapter 150	7,200 sq. ft.	30° See also Spc. Reg. #3	The greater of a. 15' or b. 1 1/2 times the height of the pri- mary structure above average uilding elevation ainus 10' nimum dime other than	10°	The greater of a. 15' or b. 15% of the average parcel depth	BO%	30' above average building elevation. See also Spec. Reg. #5.	BE		Section 105-25- 1 per each 100 sq. ft. of gross floor area.	 No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages, se the moorage listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Acces to the waterfront may be waived by the City if public access along the waterfron 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 area. The required 30' front yard may be reduced l' for each l' of this yard that is developed as a public use area if—	e s s t e t t f
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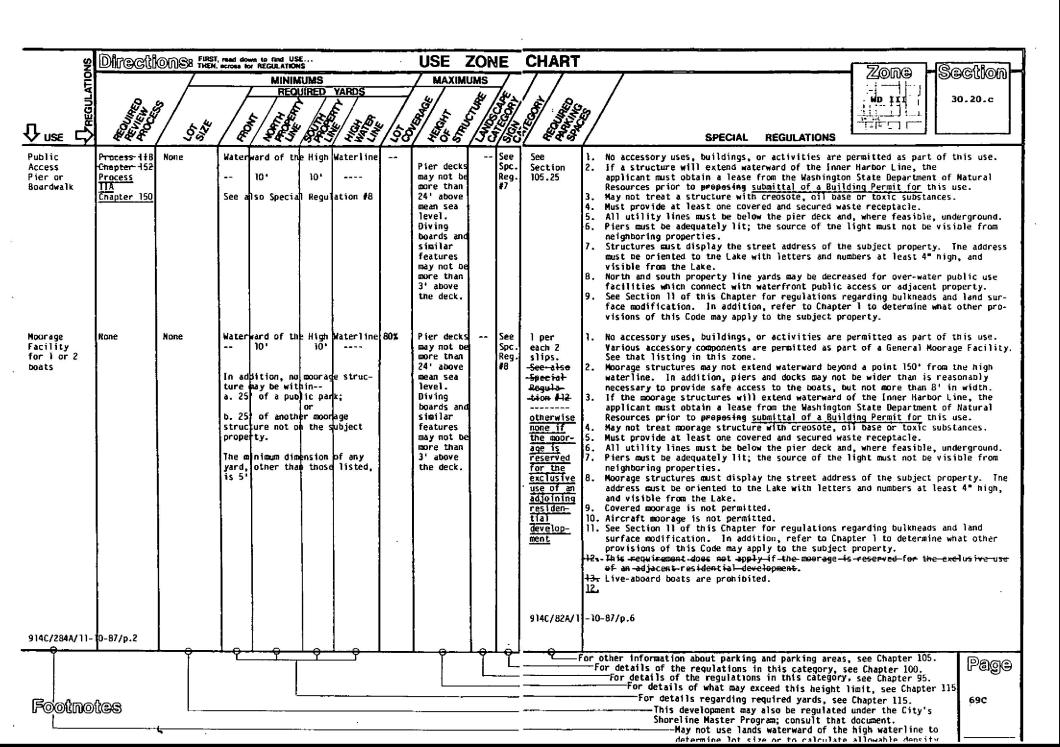
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												41. A-take-out-or-fast-food-service-area;-comprising-no-more-than-20%-of-the-gross-floor-area-of-this-use;-may-be-permitted-if-it-will-be-compatible-with-nearby-uses;The-Gity-may-limit-hours-of-operation-and-impose-other-limitations-on-site-design-to-reduce-or-eliminate-all-adverse-impacts:Brive-through-and-drive-in-facilities-are-not-permitted.
Public Park	If one acre or more, then Process IIA Chapter 150			be determi		a		25° above average building elevation		В	See Section 105.25	1. The design and facilities of the park must emphasize its waterfront location. 2. See Section 11 of this chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. Any-structure's-nerizental-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-donsity-use-may-net-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceeds-15-feet-above-average-building-alevation. 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. The provisions of Chapter 90 of this Code, limiting development in and around wetlands, do not apply to a public park, if the development is approved as part of a Park Master Plan using Process III, described in Chapter 155 of this Code.
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Co. A.	1		┸╤	<u> </u>	<u> </u>		L			ļ _		14/11-05-87/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 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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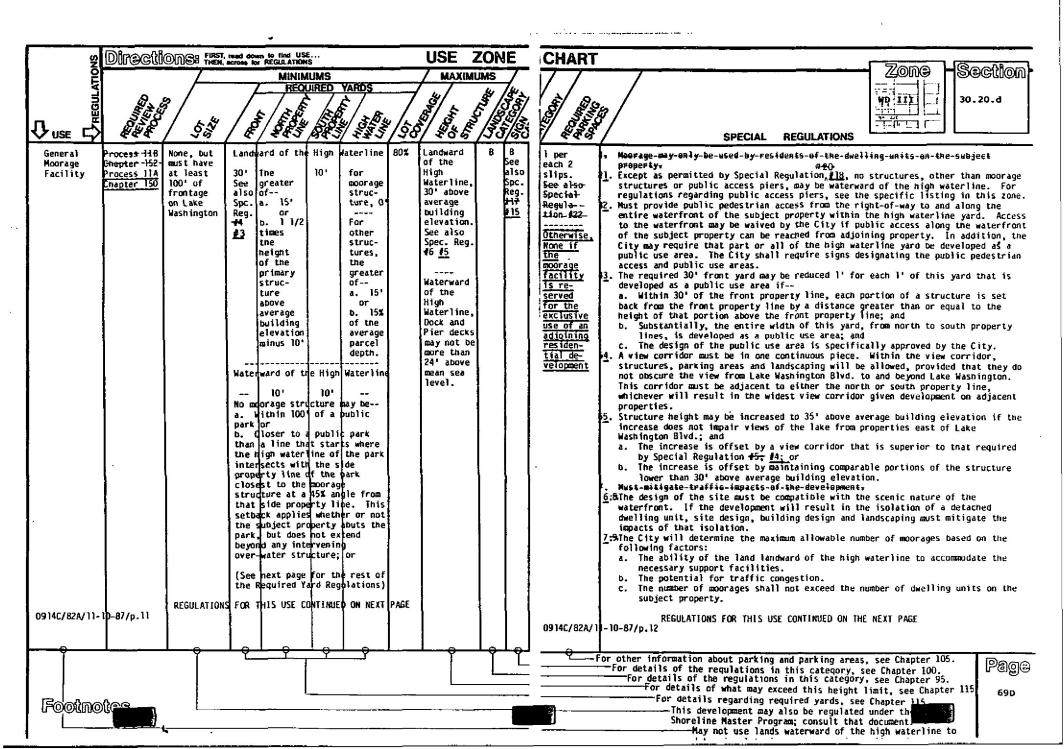
													
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Public Utility	Process 11: Chapter 15	None	30' See also Spec. Reg.	The greater of a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10	10'	The greater of a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation See also Spec. Reg.	A	В	See Section 105.25	 No structures, other than moorage structures or pulic access piers, may be waterward of the nigh waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. The required 30' front yard may be reduced l' for each l' of this yard that is developed as a public use area if— each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. 	
Government Facility	Process IIA Chapter 150		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'		The greater of a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg.	C SEPTION OF THE PROPERTY OF T	В	Ì	 A view corridor must be maintained across 30% of the average parcel widtn. 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 take Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd; and	
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Go An -	A.c.		' 	' 	<u>' Ŷ</u>							For details regarding required yards, see Chapter 115. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	9
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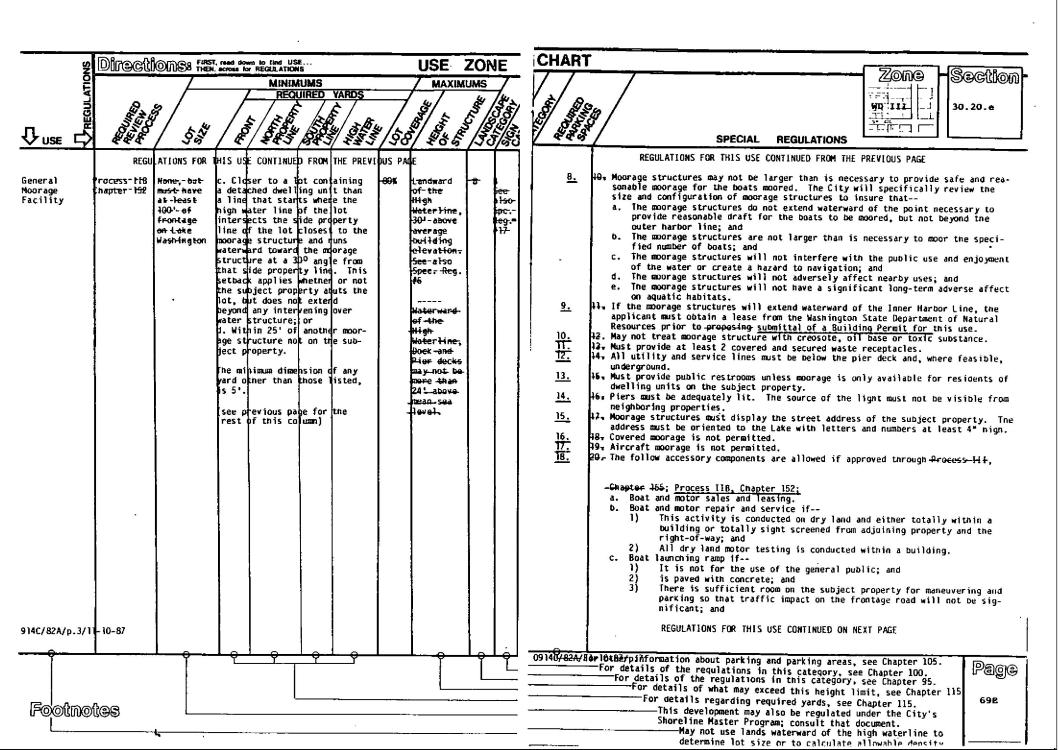


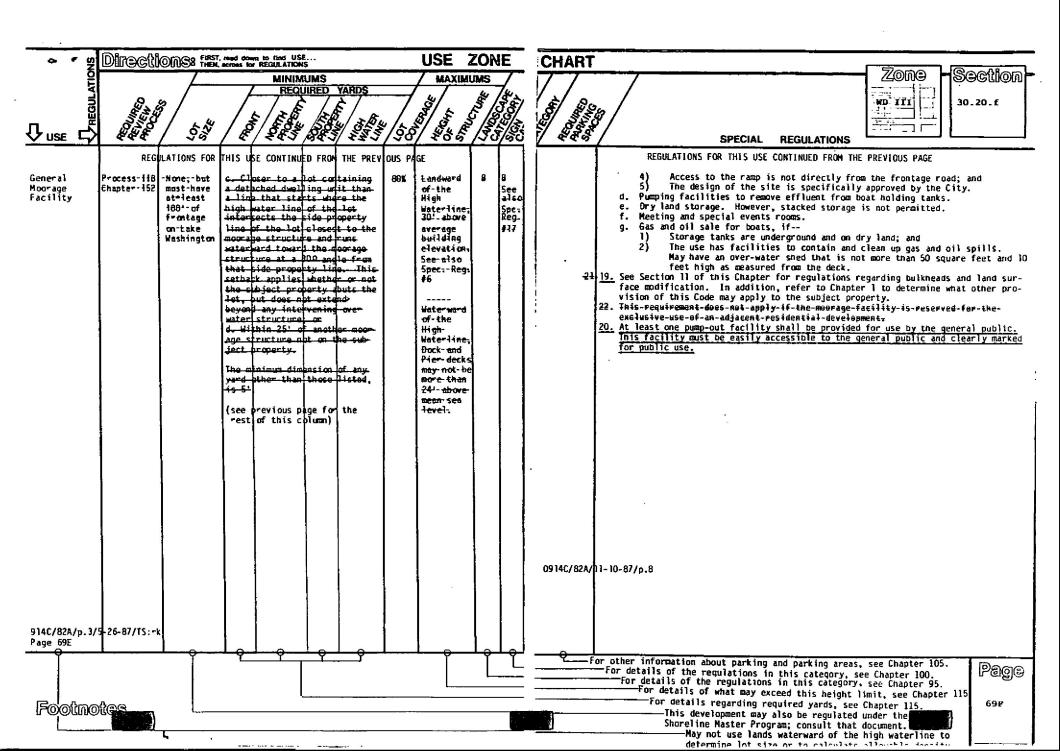
	 											
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Attached or Stacked Dwelling Units			also Spc. Reg. #3	Ine greater of a. 15' or b. 1 1/2 times the height of the pri- mary structure above average building elevation minus 10' himum dime other than	nston	The greater of a. 15', or the average parcel depth	80%	30' above average building elevation See also Spec. Reg. #5	Đ	A	2.0 per	1. No structures, other than moorage structures or public access piers, may be waterward of the nigh waterline. For the 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 proeprty. The City shall require sighs designating the public pedestrian access and public uses areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— a. Within 30' of the front property line, each portion of a structure is set back from 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. A view corridor must be maintained across 30% of the average parcel width. The 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 landscping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by Special
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Footno			· •	<u> </u>	- 9							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 water the Shoreline Master Program; consult that document
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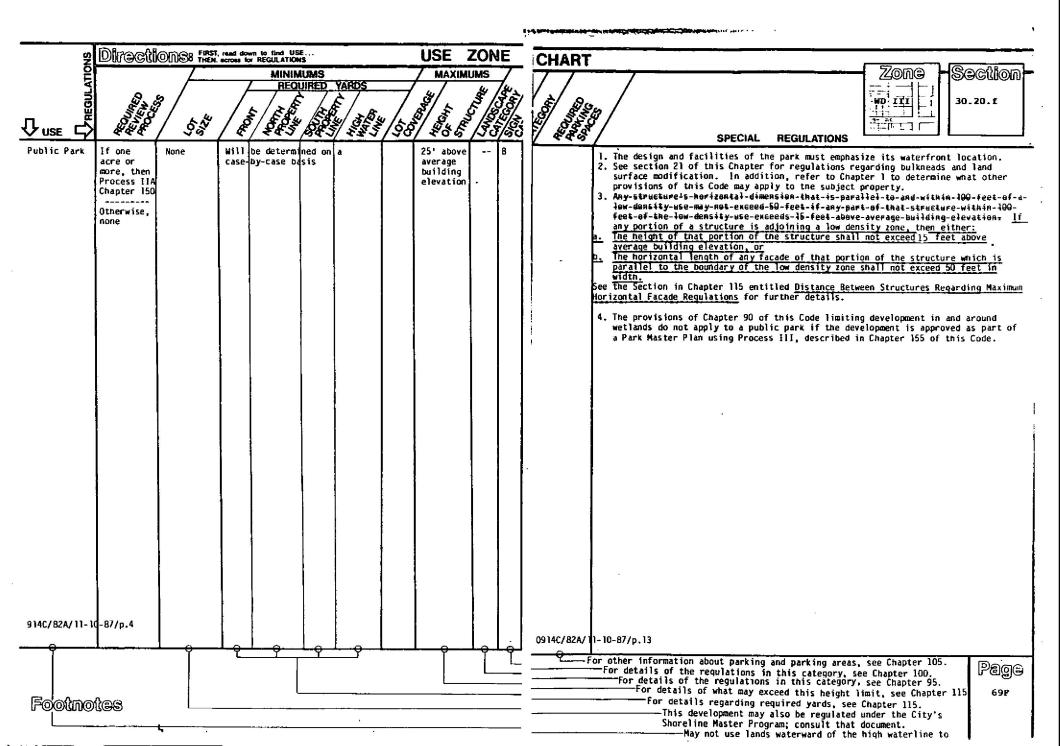












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Public Utility	Process IIA Chapter 150	50.00	30' See	The greater of a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10*	Ine greater of a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A		See Section 105.25	 No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along te entire waterfront of the subject property within the high waterline yard. Accessto the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The
Government facility	Process 11A Chapter 150	None	304 See also Spc. Reg.	The greater of a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation pinus 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 SELLO	В	<u>8.</u>	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 44; 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.
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Footne	otes a											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. —This development may also be regulated under the Shoreline Master Program; consult that document. —May not use lands waterward of the high water the today of the high water the determine lot size or to calculate allowable density.





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A retail establishment selling groceries and related items	None	None '	201	01	0.	80%	30' above average building elevation	A	£	per each 100 sq.ft. of gross 100r area	1. Any-structure is norizontal 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-
Any retail establishment, other than those listed in this zone providing goods and services to the freeway traveler See Special Regulation	Process 11B Chapter 152	nature	and id	pacts of th	ile pro:	nsed t	basis base se. The Ci n this zone	itu wi	n	See Section 105.25	ject property. 1. A particular use or development may be approved under this listing if— a. The use or development is principally geared towards serving the freeway traveler; and b. It is reasonable to anticipate that the use or development will be patronized by suf- ficient freeway travelers to support it. 2. Any-structure-is-herizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-den- sity-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 thapter 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 sub- ject property.
overnment Service- acility	None	None	20 '	INEO ON NEX	O'	70%	average building elevation 30' above average building	C ee Dec Leg	В	See Section 105.25 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. Any-structure's-herizontal-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. 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.
en Footr	notes	<u>. </u>									5565A/83A/pg.5/11-05-87/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 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Public Transit Shelter	None	None	0'	י0	0,	100%	15: above average building elevation		See Spc. 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 IIA Chapter 150 Otherwise, none			ll be deter se-by-case		on a	30' above average building elevation		В	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. Any-structure's-herizental-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.
5565A/83A/pg.4	/11-05-8//IS	dc		:			:			į	See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> 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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	Process IIA Cnapter 150	Must be part of a developmen with a site area of at least 35,000 sq.ft.	40			80%	If adjoining the low den sity zone lying north of NE 90th St., then 25' above average building elevation. Otherwise, None	A	F	See Section 105.25	1. 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. 2. 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. 3. 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. 4. Any-structure-b-horizontal-dimension-that-fs-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-bailding-elevation. If any portion of a structure is adjoining a low density zone lying north of NE-90th Street, then either: a. Inc 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
Restaurant or Tavern	Process IIA Chapter 15C	Must be part of a development with a site area of at least 35,000 sq.ft.	201	10' on each side	10'	80%	If adjoin- ing the low den sity zone lying north of NE 90th St., then 25' above average	В	F	l per eac 100 sq.ft of gross floor are	See the Section in Chapter 115 entitled <u>Distance</u> <u>Between Structures</u> <u>Regarding</u> <u>Maximum Horizontal Facade Regulations</u> for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. The following regulations apply 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.
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%			·F	l per eac 50 <u>80</u> sq. ft. of gross floor are	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. 7. The following regulation applies to a retail establishment providing vehicle service or repair only. a. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 8. The following regulations apply to fast food restaurants only: a. Must provide one outdoor waste receptable for every 8 parking stalls. b. Access for drive through facilities must be approved by the Public Services Works Department. Brive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served. 5566A/83A/p.2/1-21-88:dc
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Footin	seio	<u> </u>			- '						For other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100. —For information of the regulations in this category, see Chapter 95. —For details of what may exceed this height limit, see Chapter 115. For details regarding required yards see Chapter 115.

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Vehicle Service Station Restaurant or Tavern	Process IIA Chapter 150 Process IIA Chapter 150 None	ft.	20,	15' on each side See also Special Regulation #8b		1f adjoin ing a low density zone, the 25' above average ouilding elevation ing a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone, the 25' above average building elevation content in a low density zone.	- B	E	Section Section 105.25	 Access points onto Lake Washington Blvd. and Northup Way must be minimized to prever arterial congestion and traffic safety nazards. Shared access points must be utilize where feasible. Nust improve nearby rights-of-way and intersections to accommodate traffic generate from the subject property. City entry way design must be provided on the subject property adjacent to Lake Washing ton 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-herizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zone-may-mot-exceed-50-feet-if-any-part-of-that-structure-within-190-feet-of-the low-density-zone-exceeds-15-feet-above-average-building-elevationif any portion of a structure is adjoining a low density zone, then either:	ed ed g- of- e <u>ge is</u> want the er-he
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A Retail Establishment Providing Banking and Related Financial Services	Process - 11A Ghapter - 150 None	None	201	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	В	E	See-Section. 106-26 1 per eact room See also Sectial Regulation PR.b. 1 per eact 300 sq.ft of gross floor are.	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 bera, 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. 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. Ine gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development of the structure of the service of the development of the structure within 40% feet-of-the love density rome support exceed-50% feet-if may part-of-that structure within 40% feet-of-the love density rome support exceed-50% feet-if may part-of-that structure within 40% feet-of-the love density rome support exceed-50% feet-if may part-of-that structure within 40% feet-of-the love density rome support of the structure shall not exceed 15 feet above average building elevation. a. The height of that portion of the structure shall not exceed 15 feet above average building elevation. building elevation or building elevation or building elevation for further details. be the Section in thapter 11 sentiled distance Belween Structures Regarding Maximum Horizontal Facade Regulation for further details. See the Section in thapter 11 sentiled distance Belween Structures Regarding Maximum Horizontal Facade Regulation applies to notels on love access 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 notels on maximum and convention facili
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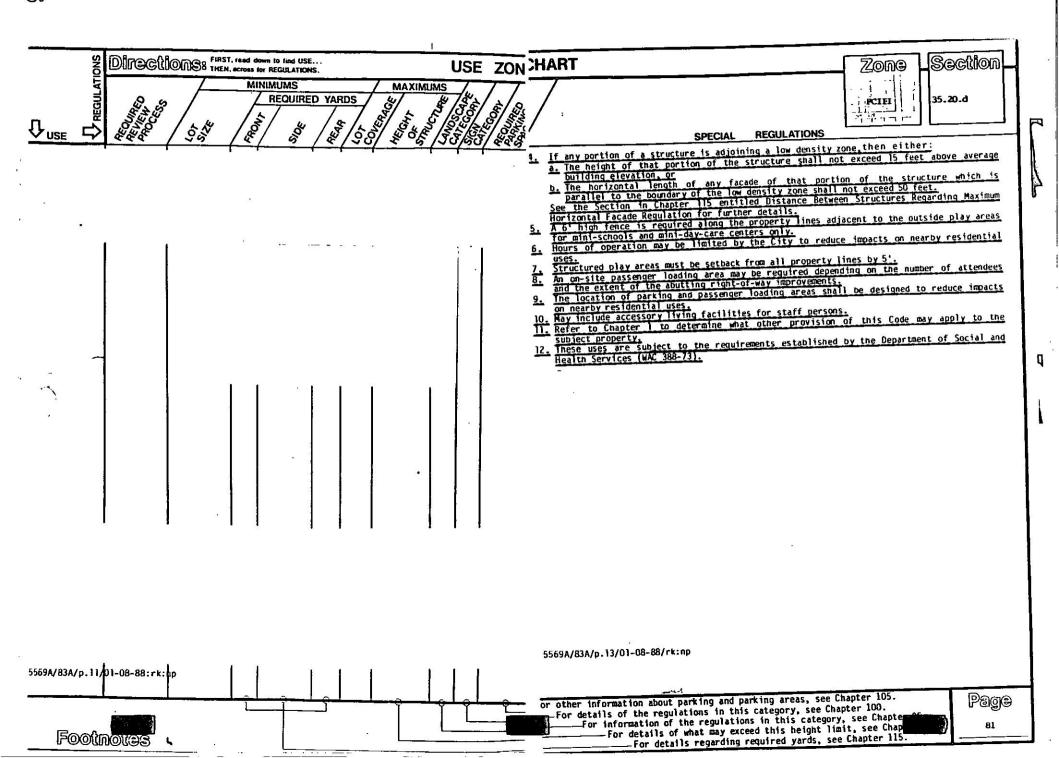
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Fast Food	Process-H+	None	20 -	10' on	10.	80%	If adjoin-	/ <u>~</u> 0	E	l per		SPECIAL REGULATIONS 1. Access points onto take Hashington Rivel and Northern Rivel
A Retail Establishment selling groceries and related items	Enapter - 150 None Process - 11A None	None	201	each sid	10'	80%	ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	В		l per each 80° sq ft. o gross floor area. l per each 300 se ft. o gross floor area.	5 0 f f	1. Access points onto take 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. 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 these accessory retail uses may not exceed 20% of the gross floor area of the development. 5. Any-structure-law-flootal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zone-may-not-exceed-10-feet-if-any-part-of-that-structure-within-100-feet-of-a-low density-zone-may-not-exceed-10-feet-if-any-part-of-that-structure-within-100-feet-of-a-low density-zone-exceeds-16-feet-above-average-building-devation, or a law legion of a low density-zone, then either: a. Ine height of that portion of the structure which is structure soldining alow density-zone, then either: a. Ine height of that portion of the structure shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum inclioning elevation. b. In 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 abouting Lake Maximigton Blvd. or Lake Street South must be increased 2 feet for e
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			L			-		 -	لې۔	- 6	_	or other information about parking and parking areas, see Chapter 105.
Footi	loues .							<u>L</u>				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 vards, see Chapter 115.

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(V)						130	X -0	3/30	3/90	1888	SPECIAL REGULATIONS 1. A particular use or development may be appropriately an appropriate to the second s
Any Retail Establishmen other than those listed in this zone providing goods or services to the freeway traveler See Special Regulation #		Must be part of a development with a site area of at least 35,000 sq. ft.	pas pos	l be deter ed on the ed use. T ts of othe	p ature de Cit	and in	ise-by-cas apacts of use the r	e basis the pro	S .	See Section 105.25	a. The use or development is principally geared towards serving the freeway traveler; and b. It is reasonable to anticipate that the use or development will be patronized by sufficient freeway travelers to support it. 2. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety nazards. Shared access points must be utilized where feasible. 3. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 4. 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. Any-structure1s-horizontal-dimension-that-is-paraliel-to-and-within-100-feet-of-alow density-zone-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-tow-density-zone-exceed-51-feet-above-average-building-elevationsif 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. In height 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 Jacade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 7. Access from drive-through facilities must be approved by the Public Works Department. First-through facilities must be designed so that venicles will not block traffic in the provision of the second of the use; and the provision of the second of the use; and the provision of the defense of the use; and the provision of the dense of the use; and the provision of the provision of the provision of the provision
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Office Use	Process IIA None	f	20' 5 s m	', but 2 ide yard: ust equa t least 5'	10.	2 2 2 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	If adjoin- ing a low iensity cone, then 5' above iverage uilding ilevation. 0' above verage uilding ilevation,	c	D	If a hedical, dental or veterinar; office, then 1 per each 200 sq.ft. of gross floor area	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, c. London Plane at least 2° in diameter, planted 30° on center along the berm. c. London Plane at least 2° in diameter, planted 30° on center along the berm. d. 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. 5. Any-structura's horizontal dimension that is paralled to and within 100 feet of the density zone may not exceed 50° feet if any port to that structure wintin-100 feet of the low density zone may not exceed 50° feet in the development. a. The height of that portion of the structure shall not exceed 15 feet above average building elevation. The height of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 15 feet above average building elevation. 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 listance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 6. Any required yard abutting Lake Washington Blvd. or take Street South must be increased 2 feet for each 1 foot the 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 regulations apply to veterinary offices only: a. May only treat small animals on the subject property. 5. Outside runs and other outside facilitities for the animals are not
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	oves .		L			<u>. </u>					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 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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School or Day Care Center	Mone	<u>None</u>	If the combo stude there	sis use candate 50 onts or chemise variate var	50° ac- 49 idren 20°	80% IT do	f adjoin- ng a low ensity one, then one	<u>D</u>	₽ 8	Gee Section 105,25	1. Access points onto Lake Washington Bivd. 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 neight of 3' at the center. b. Lawn covering the berm. c. London Plane at least 2" in diameter, planted 30' on center along the perm. c. London Plane at least 2" in diameter, planted 30' on center along the perm. d. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. b. Hours of operation may be limited to reduce impacts on nearby residential uses. c. Otherwise of operation may be limited to reduce impacts on nearby residential uses. a. 20 feet if this use can accommodate 30 or more students or children. b. 10 feet if this use can accommodate 13 to 49 students or children. 7. 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. 8. May include accessory living facilities for staff persons. 9. If any portion of a structure is adjoining a low density zone, then either: a. The helght of that portion of the structure shall not exceed 15 feet above average building elevation, or building elevation, or building elevation or have 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 15 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regula
or mini-day- care (7-12 attendees) or Day-Care Home (6 or less attendees)	<u>None</u>	<u>Nane</u>	1 0 0	but side sards bust qual st east	<u>10'</u> <u>8</u>	Io Si th ab out out 30	ad- ining a w den- ty zone en 25' ove erage evation. herwise, above erage evation	<u>E</u>	<u>8</u> <u>Si</u>	ee Sectio 15.25	11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-71). 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. Lity 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.
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Foots	notes	<u>. </u>			<u></u>	!_					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 are Chapter 115.







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· 8		ONS: FIRS	N. ACTOSS	for REGULATION	··		!	USE	ZON	CHART Toppe Recolled
Tose ⇔	# 60 mm	55.4	M		D YARDS	MAXIM B B B B B B B B B B B B B B B B B B B	UMS SALES			Zone Section 35.20.d
Convalescent Center or Nursing Home Public Utility	Chapter 150- None	None	20'	10' on each side	0' 801 10' -76	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 10' above average building elevation.	<u>L</u>	R	for each bed	1. Access points onto Lake Washington Blvd. and Morthup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Wast 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 eartiene herm, 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. c. London Plane at least 2' in diameter, planted 30' on center along the berm. d. 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 Structurers Regarding Maximum Horizontal Facade Regulation for further details. 5. The required yard of a structure abutiting 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. Access points onto Lake Washington Blvd, and Northup Way must be minimized to prevent arterial congestion and traffic safety nazards. 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. 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. City entry way design must be provided on the subject property adjacent to Lake Washington B
Footi	notes .						L	L		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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ûre ⇔		5,8	Į.		\\ \frac{\partial \text{2}}{2}	55	MAXIMI B B B B B B B B B B B B B B B B B B B	\$ \\ \frac{1}{2} \\ \		
Government Services- Facility	Process -II A Shapter -150 None	Nane	201	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.	See Spc.	В	See Section 105.25
Public Transit Shelter	None	Nane	0,	0'	0,	100%	15' above average building elevation		See Spc. Reg. 72	See Section 105.25
	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	Wi	ll be deter case-by-cas	mined e bas	on is	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		В	See Section 105.25

CHART Zone Section 35.20.e PC III ;

REGULATIONS 1. Access points onto Lake Washington Blvd. and Morthup 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 tech-

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.

SPECIAL

b. Lawn covering the berm.

c. London Plane at least 2" in diameter, planted 30' on center along the berm. 6. Any-structure-s-merizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zone-may-mot-exceed-60-feet-if-any-part-of-that-structure-witnin-100-feet-of-the low-density-zone-exceeds-15-fect-above-average-building-elevation,--if any portion of a structure is adjoining a low density zone, then either:

a. Ine 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-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

REGULATIONS CONTINUE ON NEXT PAGE

5569A/83A/p.17/12-23-87/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 Chapte For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Ū use	A REGULATIONS	9 %		MINIML	IMS QUIRED	YARDS	58/2	AAXIMUM E & E		b. The n to the See the Horizont 4. The requirement of the the the the the the the the the the
										elevation 5. Refer to ject pro
	oolmole							· -		5569A/83A/p. or other info — For detail — For

Zone Section 35.20.e PC III

SPECIAL REGULATIONS ontal length of any facade of that portion of the structure which is parallel undary of the low density zone shall not exceed 50 feet.

Tion in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum scade Regulation</u> for further details.

Yard of a structure abutting Lake Washington Blvd. or Lake Street South must

2 feet for each 1 foot that structure exceeds 25 feet above average building

oter I to determine what other provision of this Code may apply to the sub-

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

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. U	Direct	CONSI FIRS	T, read	down to find USE				•	USE	ZON	CHART Zone Section
Ռոջբ ⊏		/	M	REQUIRE	·····	RDS	MAXIMO	10.00	7	\$ 25 E	SPECIAL REGULATIONS
Retail Establishment Selling Groceries and Related Items	None	None	20'	10' on each side	10'	80%	ing a low- ing a low- density zone, 'then 25' above average		0	per each 300 sq. ft. of gross floor area	1. Gross floor area for this use may not exceed 10,000 square feet. 2. Any-structure's horizontal-dimension-that-is-parallel-to-and-within-190-feet-of-a-low density-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-190-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
Establishment Selling Drugs Books, Flower Liquor, Hard- ware Supplies Garden Suppli or Works of Art	5						building elevation. Otherwise 30' above average building elevation.		-		 h. 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> 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.
Retail Variety or Department Store Retail Establishment Providing					_						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. 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.
Banking and Related Finan- cial Service Retail Establishment Providing Laundry, Dry Cleaning, Barber, Beaut;		None	201	10' on each side	10 '	80%	If adjoin- ing a low density zone, then 25' above average building elevation.	В	D	l per each 300 sq. ft. of gross floor area	1. Gross floor area for this use may not exceed 10,000 square feet. 2. Any structure's nortzental-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-may-not-enceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-16-feet-above-average-building-elevation1f 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
or Shoe Repair Services Restaurant or Tavern							Otherwise, 30' above average building elevation			l per each 100 sq. ft. of gross floor area	b. The norizontal 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. 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.
Private Lodge or Club 5533A/83A/p.1/	None	REGULATIONS	20 '	10' on each side	10°	80% On NE	KT PAGE	В	8	l per each 300 sq. ft. of gross floor area	property: REGULATIONS CONTINUED ON NEXT PAGE 5533A/83A/p.3/1-08-88/TS:dc
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			Zone Section 40.10.a
	SPECIAL	REGULATIONS	21 21 7 7 7 F

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 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.

 Ancillary assembly and manufactured goods on the premise of this use are permitted only
- - 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.

5533A/83A/p.4/1-08-88/TS:dc



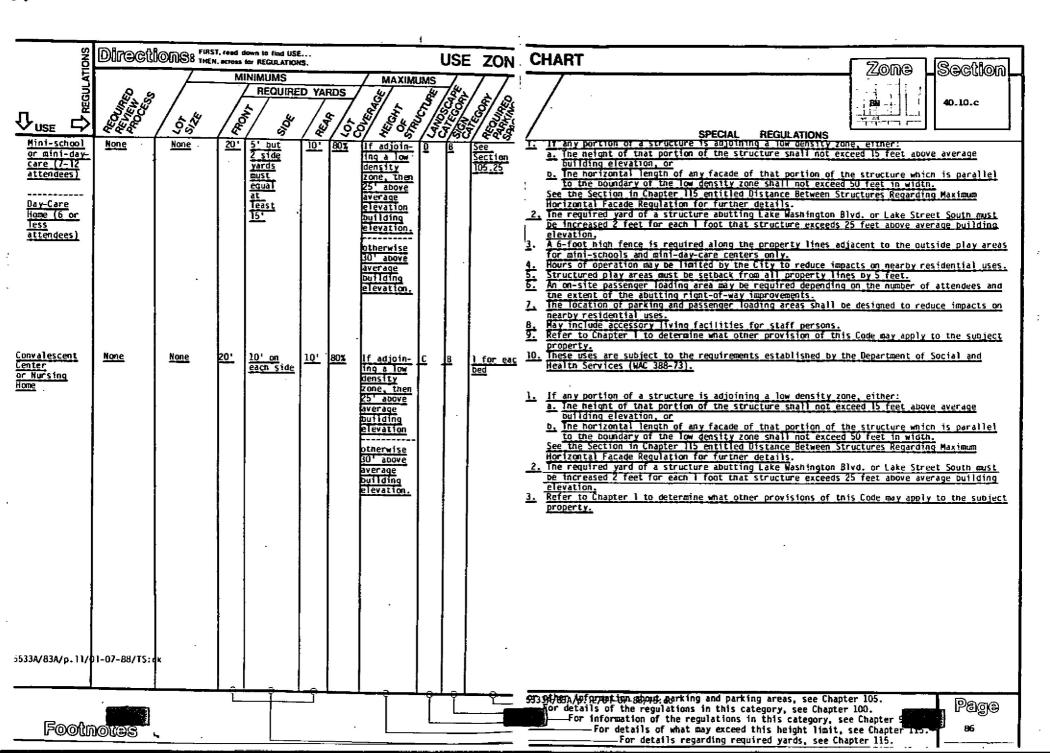
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SNO	Direct	ONS: FIRS	l, reed d	town to find USI for REGULATION	E.,. ≮S .		5.	U	ISE	ZON	CHART Zone Section
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Ûrse ➡	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	55,54	J. C. L.	REQUIRE	S YAR	7	MAXIMI W S S S S S S S S S S S S S S S S S S S				SPECIAL REGULATIONS
Fast-Food- Restaurant	None	Kone	5 ⊕	10 '=on- each-side	19.	30	f adjoin- ng a low engity one, then st above verage wilding levation. therwise, 0'-above verage wilding levation.		1	l per eac 50-59-ft. of gross floor are	d= Must-provide-one-outdoor-watte-receptacie-for-every-8-parking-stalls. 3- Brive-through-facilities-are-net-permitted;
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 11/ Chapter 150			20' on each side CONTINUED		80% i	f adjoin- ng a low ensity one, then 5' above verage uilding levation therwise, 0' above verage uilding levation.	₿ .		See Section 105.25	1. The applicant may develop the subject property under this use listing or under individual use listings in this zone. 2. Access and tenffic-circulation-must be designed to minimize-adverse-impacts on residen—tial-areas—and to minimize arterial—congestion. 2.3. Hours of operation may be limited to reduce impact on residential areas. 4. Any-structure's-horizontal-dimension-that-is-parablel-to-and-within-100-feet-of-a-low—empity-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 parablel 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. 4.5. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each I foot that structure exceeds 25 feet above average building elevation. 5. C. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. Access from drive-through facilities must be approved by the Public Morks 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 manufactured goods on the premise of this use are permitted only if: a. Ine 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 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 assembled or manufact
5533A/83A/01	-08-88/TS	:dep.5				ļ					
Footi	Notice Notice	4 .	`L		<u> </u>				Ľ		or other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.



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; SNO	Direct	IONS: FIRS	T, read d	down to find USI for REGULATION	E ₹Š.			ļ	USE	ZON	CHART Zone Section
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		REGULATIO		NTINUED FRO		Tous I	PIGE		7	7 448	CONTINUED FROM PREVIOUS PAGE
Venicle Service Station	Process IIA Chapter 150			15' on each side ee Special egulation ∉ ₫3)5°	80%	If adjoin- ing a low density tone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A		See Section 105.25	1.2. Hours of operation may be limited to reduce impact on residential areas. 2.3. May not be more than 2 vehicle service stations at any intersection. 3.4. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over 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-a-low-density-use-exceed-50-feet-above-average-building-evation. 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. 5.6. 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. 6.7. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-ject property.
Office Use 5533A/83A/01-07	None	None .	1 4	, but 2 side yards pust equal at least 5'	20*	80%	If adjoin- ing a low density zone, then 25' above average ouilding elevation Otherwise, 30' above average building elevation.	C	D	if a Medical, Dental or Veteri- nary Office, then 1 per each 200 sq. ft. of gross floor area. Other- wise, 1 per each 300 sq. ft. of gross floor area.	1. Any-structure's-herizontal-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. 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 sub- ject 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 assembly and manufacture of goods on the property and dependent on this
	:00/p.6	,		_							 use. <u>b.</u> The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
Foot	බ්ම්පි				<u>-</u>						OS: Athers to format the regulations of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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Stacked Dwelling Unit. See Special Regulation #1 5533A/83A/11-10 Page 86	None Same as floor u	OM PREVIOUS #AGE these Regulations for the ground se. See Special Regulation #1	3. 4.	This use may not be located on the ground floor of a structure. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities associated with this use. facilities and activities and activities and activities and activities associated assoc
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₩ USE		PROPERTY OF STREET	\$ 5 N	18		1	198	# 1	5 / §	40	E E E E E E E E E E		SPECIAL REGULATIONS
Church		None	None	20 '	10' on each side	10 '	-79% 80%	If adjoin- ing a low density	C	В	See- Sect	t-i on	May include accessory living facilities for staff persons. Any-structure's-norizontal-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-
				1	ž		İ	zone, then	l		1 fc	or	density-use-exceeds-16-fect-above-average-building-elevation. If any portion of a structure is adjoining a low density zone, then either:
	Í				1		İ	25' above average			ever		a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
					,	1		building elevation.				ed on	b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone snall not exceed 50 feet in width.
	ĺ					1		Otnerwise.			occu	upancy d of	See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum
			1			1		30' above			any	area	
	1							average building	1			cor- See	be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
						1		elevation.				Spe-	 Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property.
2	İ			1		1		ł		1		tion	5. No parking is required for day-care or school ancillary to the use.
School or C	Day	None	None	1,	nis use can	ac-	80%	If adjoin-	P	R			1. A 6-foot night fence is required only along the property lines adjacent to the outside play
Care Center				Com	date 50 or ents or chi	more	=== .	ing a low	, ±	<u>B</u>	See Sect	tion	areas. 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:
	I			then			1	density zone, then			105.	<u>. </u>	 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.
				<u>50°</u>	50' on each side	50.		25' above average		2			b. 10 feet if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet.
			ł	17 1	his use can	ac-		building elevation,			1		4. An on-site passenger loading area must be provided. The City snall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of
			Ì	COME	odate 13 to ents or chi	49							attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered
				the			•	Otherwise, 30' above					Toading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
				201	20' on each side	20.		average building					5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
					Otherwise.		l	elevation			ĺ		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
			}	201	5', but 2 side vard	<u>10 °</u>							property.
			ļ		must equa						Į		8. 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
•	- 1		1		at least								building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel
	- 1												to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter II5 entitled Distance Between Structures Regarding Maximum
	Í												Horizontal Facade Regulation for further details.
			Ì								1		 These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
	ł					1							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
				ı							ě		Duilding elevation.
													REGULATIONS CONTINUED ON NEXT PAGE
			REGUL	LATION	S CONTINUED	ON NE:	T PAGE						5533A/83A/p.10/01-07-88/TS:dc
22334/B34/b	-10/1	_08_88/TS: c	<u> </u>	ا ۾ ا	Î	<u> </u>	<u>L.</u>	L	لها	لها	L		or other information about parking and parking areas, see Chapter 105.
- 200		•						1		L			—For 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.
Foo	ol ln	sejo	, .		-							_	For details of what may exceed this height limit, see Chapter 115.
													For details regarding required yards, see Chapter 115.









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<u></u>	Directi	ONS8 FIRST	read do	om to find USE				<u>'</u>	ISE	ZON	CHART Zone Section
AT IO	e in coa	/ INEN.		NIMUMS	s. 		/ MAXIM		-,-		
	A SECOND	\$ N	S. S. S. S. S. S. S. S. S. S. S. S. S. S	REQUIRE	\\ \delta \\ \de	ids S		15 S		# 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	SPECIAL REGULATIONS 1. May be permitted only if locating this use in the immediate area of the subject property
Public Utility	Process IIA Thapter 150	None .	٠.	eacn side		70% 80%	f adjoin- ing a low ' lensity one, then 5' above	A		See Section 105.25	is necessary to permit 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-exceud-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:
Sovernment Facility	rocess IIA inapter 150	None		10' on each side	10'	<u>80%</u>	verage building elevation. 	See es a social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondarios de la social secondario del secondario de la social secondario de la social secondario de la social secondario de la social del secondario de la social de la social del secondario de la social del secondario de la social del secondario de la social del secondario del second	B	See Section 105.25	 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. The required yard of a structure abutting take Washington Blvd. or take 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 sub-ject 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.
'ublic Transit inelter	one	None	lone	None I	Vone		5' above verage uilding levation.	S S R	ee oc • eg •	tone	 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 one acre or more, then Frocess IIA Chapter 150 Ctherwise, cone	None		be determir e by−case t		1	5' above everage wilding elevation		1	See Section 105.25	 The design of the park must serve the needs of the area in which it is located. Any-structure's herizantal dimension that is parable! 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 neight 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 parable) 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 sub-ject property.
·533 a/83a/ 01-07	-88/p.12										5533A/B3A/01-07-8B/p.13:dc
\mathfrak{S}	'	<u> </u>	1	<u> </u>	-وــــــــــــــــــــــــــــــــــــ	<u>L.</u>	' - 	- 1 ç .	لها	- }-	or other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100.
Foot	notes	. .									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.

	ONSS THEM, across		US	SE ZON	CHART Zone Section
Diperio		REQUIRED VARD	MAXIMUMS S S S S S S S S S S S S		SPECIAL REGULATIONS 45.10.a
Vehicle Process IIA Service Chapter 15G	22,500 40' sq. ft.	15' on 15' each side -of-these words -structure must- ngreased 1 -for -l'-that-sime- exceeds 30'building- ations - Set Special Regu- ons #2 and #5.	## STATE OF THE PROPERTY OF TH	See Section 105.25	1. May not be more than 2 vehicle service stations at any intersection. 2. 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. 3. Any structure is horizontal dimension that is parallel to and within-100 feet of allow density zone may not exceed 50 feet if any part of that structure within-100 feet of the low-density zone exceeds in 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. The regulard yard of any portion of the structure must be increased one foot for each loot 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 11A, Chapter 150, 1f: 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.
A retail establishment providing new venicle or boat sales or vehicle or boat service or repair.	-of- -be- -eac -tur -abo -ing	o-of-these vards	80% If adjoining a low density zone, then 25' above average building elevation. Otherwise, none 35' above average elevation See also Special Regulation 76	E See Section 105.25	1. 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. 2. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. 3. Any-structure's-nerizontal-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-that box 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. Ine 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 15 entitled Distance Between Structures Regarding Maximum thorizontal facade Regulation for further details. 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 ITA, 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.
5537A/83A/p.1/11-16-87/TS: Page 89	k				5537A/83A/p.2/11-16-87/TS:rk Page 89
Footnotes	<u> </u>				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.







SNO	Direct	OUS: THE	T. read d	lows to find US for REGULATIO	E		•	<u> </u>	JSE	ZON	CHART Zone Section
合 篇 以REGULATIONS	Property of the Control of the Contr	55,67	MI	REQUIRE	ED YAR	DS /	MAXIM W E E E E E E E E E E E E E E E E E E	14140	_	\$ \\ \frac{1}{2} \\ \	BC 45.10.a
Restaurant or Tavern	Rone	None .	Eac of be eac tur abo ing	O' r of these a structure increased - 1 that a exceeds -	O' yards e must l'-fer struc- l): -ouile	80%	If adjoin- ing a low density zone, then 25' above average building elevation Otherwise, nene. 35' above average elevation See also Special Regulation	8		I per eac 100 sq.ft of gross floor are	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: a. The height of that portion of the structure shall not exceed is 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 required vard 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. 4. 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 neight is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
Fast Food Restaurant 5537A/83A/p.3/ Page 89A	None - 2-24-87:np	None	of- a be- each ture abov ing-	O' -of thesestructure nereasedl'-thatexceeds-3 e-average- elevation. pecial Reg	must - for- fus- p! build-		If adjoining a low density. zone, then 25' above average building elevation Otherwise, none average elevation See also Special Regulation 16	А	ĺ	l per each 50-80 sq. ft. of gross floor area	1. Must provide one outdoor waste receptacle for every 8 parking stalls. 2. Access for drive through facilities must be approved by the Public Services Morks Department. Orive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served. 3. Any-structure's norizontal-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. 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 ouilding elevation. 6. Structure height may be increased above 35 feet in height through a Process 11A. 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.
<u></u>									٦		To defense the regulations in this category, see Chapter 105.
MIOOFI	<u> </u>	L .									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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SNS	Direct	ONSE THE	T, read do	wn to find USE or REGULATION	 KS.			JSE	ZON	CHART
LATI	J. 2000		MIN	NIMUMS		/ MAXIM		7	77	Zone Section
EGULATIONS	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 5 KV		REQUIRE	D YARD	7 8/ 1				SPECIAL REGULATIONS 45.10.a
A retail establishment providing storage ser- vices. See also Special Regulation #2	<u>None</u>	<u>None</u>	See \$1 tion	O' Decial Req	0.	80x If adjoining a low density zone, then 25' above average elevation otherwise, 35' above average elevation See also Special Reg. #5	Ā		See	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 regulred 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, 117 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.
:537A/83A/p.5/1 age 89B	-16-87/TS:rk	-								5537A/83A/p.6/11-16-87/TS:rk Page 89B
Foot	eston	ι .	<u>``</u>							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.





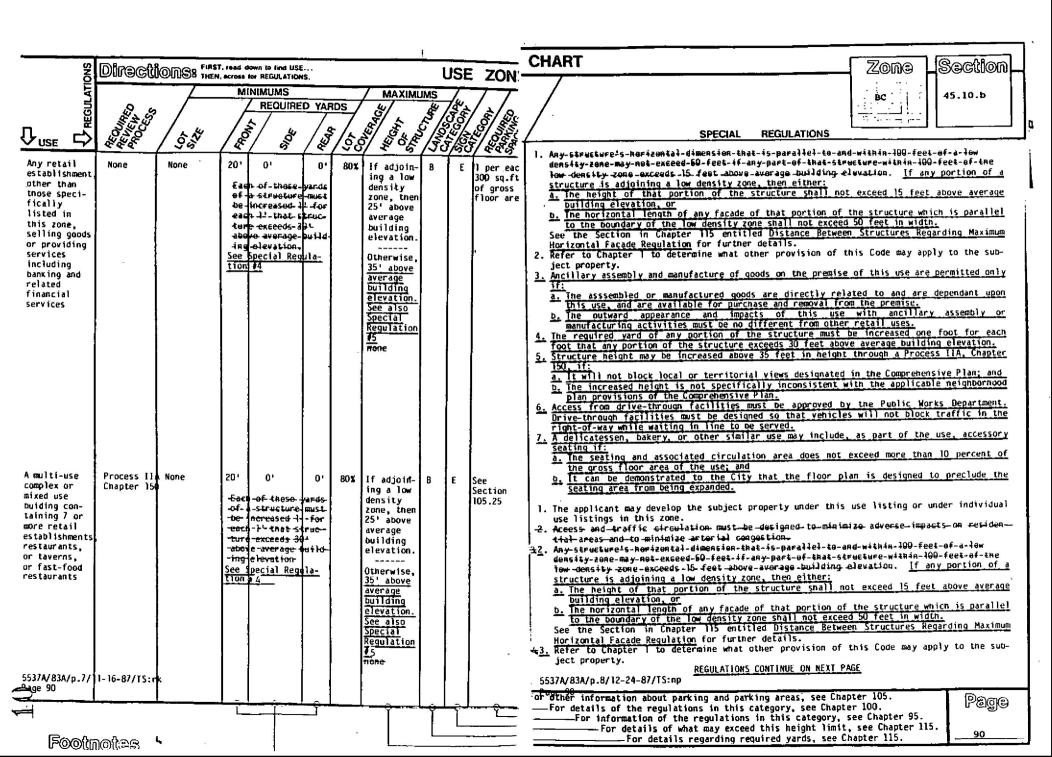


CHART *5*20me Section 45.10.b BC SPECIAL REGULATIONS REGULATION CONTINUED FROM PREVIOUS PAGE The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Structure neight may be increased 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.

Access from drive-through facilities must be approved by the Public Works Department.

Drive-through facilities must be designed so that yenicles will not block traffic in the

right-of-way while waiting in line to be served.
Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:

a. The asssembled 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.

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.

5537A/83A/p.9/12-24-87/TS:np 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 Chapte -For details of what may exceed this height limit, see Chap

For details regarding required yards, see Chapter 115.

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© asn C		55	T NO NO NO NO NO NO NO NO NO NO NO NO NO		AEGAR S	<u> </u>	Wall of the second seco				SPECIAL REGULATIONS 45.10.b
			ONS CO	NTINUED FR	DM PRE	VIOUS	AGE .				
Hotel or Motel 5537A/83A/p.10, Page 90A	None - None	None None	20' Each of a be tire abore tire See sp tion 4	of-these-structure nereased-l-l-thet-s-exceeds-3-exceeds	O' vards must - fan rue- bu- la-	-79% -80% 	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation 76 none If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation 35' above average building elevation. See also Special Regulation 45		<u>E.</u>	If a medical, dental or veterinar, office, then l per each 200 sq.ft. of gross floor area ach 300 sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross floor area sq.ft. of gross sq.ft. of gross floor area sq.ft. of gross sq.ft. of gross floor area sq.ft. of gross sq.ft. o	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 deteraine what other provision of this Code may apply to the sub- ject property. 3. Ine 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 Accoustical 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 dependant 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 a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The height of that portion of the structure sall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structure Regarding Maximum for zontal Facade Regulation for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- lect property. 3. May include ancillary meeting and convention facilities. 4. The required yard of any portion of the structure between Structures Regarding Maximum
											plan provisions of the Comprehensive Plan. 6. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a
€24	<u>. </u>		 	Ţ	 			ا چا	۔		or other tulings long struct parking and anking anking and anking and anking and anking and anking anking and anking anking and anking and anking and anking a
Footi	notes	ζ.	L								- 5597Afe3Aj35 Df the5repulations in this category, see Chapter 100. - Page 950r 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.
1.6					<u>-</u>	-=					and a second required yards, see Chapter 115.

DIFACTIONS FIRST, read down to find USE...
THEN, ACTORS for REGULATIONS. FIRST, read down to find USE... USE ZON: CHART MINIMUMS MAXIMUMS Specture | REQUIRED YARDS 45.10.b PEAN A SPECIAL REGULATIONS A retail establishment None None 20 ' 0' 801 Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low lf adjoinper ever ing a low fixed density-zone-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the providing See Special Regula-tion 13 low-density-zone-exceeds-15-foot-above-average-building-elevation. If any portion of a density seats entertainment zone, then structure is adjoining a low density zone, then eitner: recreational 25 above a. The height of that portion of the structure shall not exceed 15 feet above average or cultural average puilding elevation, or activities building 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. elevation. Otherwise See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter I to determine what other provision of this Code may apply to the sub-35 above average ject property. building The required yard of any portion of the structure must be increased one foot for each elevation foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: See also Special page 1 Regulation 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. 5537A/83A/p.12/11-16-87/TS: k Page 90B 5537A/83A/p.13/11-16-87/TS:rk or other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. Page 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 vards, see Chapter 115

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Footnotes







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Ū use	1 PREGULATIONS	#60 #60 #60 #60 #60 #60 #60 #60 #60 #60	5%	1000		OUIRE	D YAF	<u>os</u> (56	MAXIM By E	A STANT		
Private or Club	Lodge	None	None .	20' Eac of - be- eac tur abo - ing	0 a stri incre h -1-: e -exer ve avr -elev;	1	O' yands -must -for eruc- gu build	80%	If adjoin ing a low density zone, the 25' above average building elevation Otherwise none 35' above average building elevation. See also Special Regulation 144	BC(8	l per ea 300 sq.f of gross floor ar
Stacked Dwelling See Speci Regulatio	al	None	None	Sam floo	as t	hese i	egula Spec	tions ial Re	for the gro pulation #)	e.nd	А	1.7 per unit
Cnurch			None	each ture abov	of-H Structed T-H executed toyan	nese-y etare- sed-1- sed-1- sed-30 oge-b rion: Req.	must for- ruc- v. Lrifd-	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none- average building elevation. Eee also pecial egulation	С		See Section 105.25 1 per every fou people based on maximum occupancy load of any area of wor- saiso Spe- cial Regu- lation 16
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Page 9FG		religi							1			

CHART Zone Section 45.10.c

SPECIAL REGULATIONS

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-zene 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 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 <u>Distance Between Structures Regarding Maximum</u> 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 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:
- 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.
- 1. This use may not be located on the ground floor of a structure.

2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this 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 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the

subject property.

1. May include accessory living facilities for staff persons.

2. ARy-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.

3. 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.

REGULATIONS CONTINUED ON NEXT PAGE

— For details regarding required yards, see Chapter 115.

orsmanners are a comparated by the parking and parking areas, see Chapter 105. —p Fee spetails 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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<u> </u>	 	Section of the sectio	5,4	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		1	RDS	MAXIM B B B B B B B B B B B B B B B B B B B	UMS		E	ZOMB SECTION 45.10.c
			CC	OT I NUE	D FROM PRE	VI OUS	AGE			•		REGULATIONS CONTINUED FROM PREVIOUS PAGE
School Care C	or Day- enter	<u>Nane</u>	<u>None</u> ,		0' ipecial ation ∉10	<u>a.</u>	<u>80%</u>	If adjoin- ing a low density zone, then 25' above average building elevation.		<u>B</u>	See Section 105.25	 5. Structure height may be increased above 35 feet in neight 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 neight is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 6. No parking is required for day-care or school ancillary to the use. 1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. 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. The City shall determine the
-								Otherwise, 35' above average building elevation. See also Special Req. #11				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 neight 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. 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 or any nearby residential uses. 9. These uses are subject to the requirements established by the Benartment of Social and
(6 or attende	i-day- i-12 ees ees ees ees)	<u>None</u> 1-12-88/TS:	<u>Rone</u> REGUL	Requ	D' Special ation 10 CONTINUED		<u>80%</u> XT PAG	If adjoin- ing a low density zone, then 25' above average building elevation.		В	Section Section 105.25	10. The required yard of any portion of the structure must be increased one foot for each four that any portion of the structure exceeds 30 feet above average building elevation. 11. Structure height may be increased above 35 feet in height through a Process 11A, 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. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 1. 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. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by 5'. 4. 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.
	00tn	() () () ()		 						<u>.</u>		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 105. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards see Chapter 115.







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		REGULATI	_	ITINUED FRO		10U\$ P	AGE			7 339	REGULATIONS CONTINUED FROM PREVIOUS PAGE
Convalescent Center or Nursing Home	None	None	30' See c Regu	0' pecial ation 3	<u>Q'</u> 8		Otherwise, 35' above average building elevation. See also Special Reg. #11 If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 35' above average outling elevation.	C.	63	l for each oed	5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. Refer to Chapter I to determine what other provision of this Code may apply to the subject property. 8. Include accessory living facilities for stablished by the Department of Social and Health Services (MAC 388-73). 9. If any portion of a structure is adjoining a low density zone, then either: a. Include neight 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. 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. Structure height may be increased above 35 feet in height through a Process TIA, Chapter 5. In a increased height 15 not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 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. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The height of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above av
5537a/83a/p.18, ● ∺ F©©([[,	rk.					See also Special Req. 14			· -	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. 5537A/83A/p.19/1-12-88/TS:rk page 118 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 varies, see Chapter 115. 91

SNS	Direct	IONS: FIRST	T. read down to find i, across for REGULA	USE				JSE	ZON	CHART
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G G G PREGULATIONS		25		y / 2	\$ 55	MAXIMI SE SE SE			E SE SE SE SE SE SE SE SE SE SE SE SE SE	SPECIAL REGULATIONS
Public Utility	None	None .	20' 0' Each of the af -> Struct be increase each -! - tha ture exceed above avera ing elevati See Special	He must 	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, aone 35' above average building elevation. See also Special Regulation	A	В	See Section 105.25	density-zene-may-not-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. Ine 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. 4. Structure height may be increased above 35 feet in height through a Process I(A, 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.
Government facility	None	None	20' 0' face of the of structure exceeds above averating elevations.	re must Histor Histor Histor Historia Historia Historia Historia		If adjoining a low density zone, then 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Special Regulation	See Spc Reg	B	See Section 105.25	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.
Public Transit Snelter	None	None	0 0	0		15' above average building elevation.		See Spc. Reg. 12	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
5537A/83A/p.17/ Page 92	11-16-87/T\$:	rk								5537A/83A/p.18/11-16-87/TS:rk Page 92
Footn	notes	,			- L		Ĺ			For details of the regulations in this category, see Chapter 105. 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 wards, see Chapter 115.







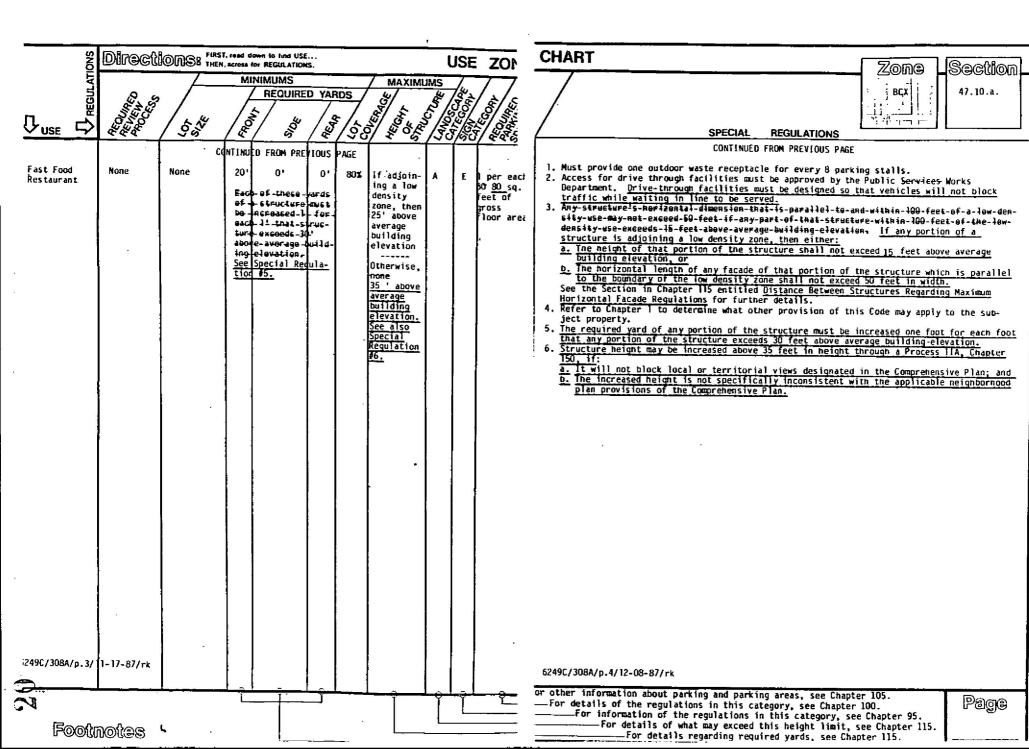
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15	25		7	REQUIRE	D YARDS	MAXIN S. S. S. S. S. S. S. S. S. S. S. S. S. S	\$ /	78 x	<u>\$</u> 80	45.10.d
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Public Parks	If one acroor more then Process IIA Chapter 150 Otherwise, none	None		ill be dete case-by-ca	rmine on	If adjoin		В	See Section 105.25	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-ale density-zone-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zone-showed-servege-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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. Structure height may be increased above 35 feet in height through a Process 11A, Chapter 150, 1f: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The locreased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
5537A/83A/p.19, Page 92A	11-16-87/TS:	k .		_						5537A/83A/p.20/11-16-87/TS:rk Page 92A
	·		Î		''-	- 	ان ا	لتها		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.
	notes	ι,					<u>L</u>			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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Ūuse t	HEGULATIONS HEGULA	55	MI	REQUIRE	D YARI	DS /	MAXIMI W W W W W W W W W W W W W W W W W W			* S S S S S S S S S	SPECIAL REGULATIONS A7.10.a
Venicle Service Station	Process IIA Chapter 150	22,500	Each of the each turk above elected	15' on each side of these - structure nereased - 1' that - seceeds - 3' e- weilding ation - Sec and ons #2 and	ords must for rus-	80%	If adjoining a low density zone, then 25' above average building elevation.	A	E	see Section 105.25	1. May not be more than 2 vehicle service stations at any intersection. 2. 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. 3. Any structure's nowizental dimension-inat-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 neight 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 Regulation for further details. 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 liA, 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.
Restaurant or Tavern	None	None .	of-a be-i each ture abov	O' of-these-j-structure- itreased-1-l-that-st exceeds-36 e-average-t- elevation- pecial Red #3	ards must- -for ruc- t uild-		If adjoining a low density zone, then 25' above average building elevation content wise, none 35' above average building elevation. See also special segulation 44.	В		per each 100 sq.ft. of gross Floor area	tow density-zone exceeds -16 feet above average building elevation. If any portion of a
6249C/308A/ ₁	o.1/11-17-87/rk	REGUL	A IONS	CONTINUED	ON NEXT	PAGE		2000			6249C/308A/p.2/01-08-88/rk:np
Fox	setoonte	.	Ĺ								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 115. For details regarding required yards, see Chapter 115.









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SNO SNO	Direct	ONS: FIRST	, read down to I	ind USE			l	JSE	ZON	CHART Zone Section
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Any retail establishment other than those speci- fically listed in this zone, selling goods or providing services including banking and related financial services (see Special Reg- ulations fi	None	None	20' 0' fact of t of a stru be increa -aca L' t -ture exce above ave ing eleva	hese vards eture must sed H-for nat struc- eds 30 - rage outld tion. al Requ-	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.	B	1	per eac SOU sq.ft of gross floor are	1. This use specifically excludes vehicle or boat sales or vehicle or boat service or repair. 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-uf-that-structure-within-100-feet-of-the-low density-use-may-not-exceed-50-feet-above-average-huilding-elevation- if any portion of a
A multiuse complex or mixed use building containing 7 or more retail establishments restaurants, or taverns, or fast food restaurants	Process III		-eact 14- tr	eture must- led-1 for- led-34- leds-34- leage build- leage		If adjoining a low density zone, then 25' above average building elevation. Otherwise, mone 35' above average building elevation. See also Special Regulation.	В	S	ee ection U5.25	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. Any-structure's-nerizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-may-not-exseed-60-feet-if-any-part-of-that-structure-within-100-feet-of-the-low density-use-exseeds-15-feet-above-average-building-elevation. If any portion of a structure is adjoining a low density zone, then either: a. Ine 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 Doundary 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. 6249C/308A/p.6/01-07-88:rk:np REGULATIONS CONTINUED ON NEXT PAGE
6249C/308A/p.5	101-07-88:rk:		ATIONS CONT	NUED ON NE			L			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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/		SPECIAL	REGULATIONS		

- 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:

6249C/308A/p.7/01-06-88/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 95.

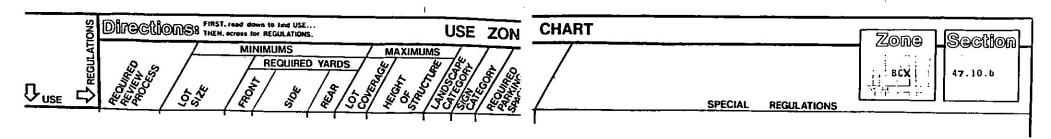
— For details of what may exceed this height limit, see Chapter 115.

— For details regarding required yards, see Chapter 115.

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										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.
Office Use	None	None	each turn above ing- See	O' • of these - • structure nereased -1 • 1 that -> • exceeds -3 • -average - • tevation Special Re on #5	tards must for frue- puild-	Official and offic	n .		If a medical, medical, medical, medical, veterinary office, then I per each 200 sq.ft. of gross floor area ach 300 sq.ft. of gross floor area	outlding 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 Its entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. Refer to Chapter I 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
<u> </u>			1	<u> </u>	<u> </u>					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.
Foot	notes	. .		l	··	<u> </u>				For details of what may exceed this height limit, see Chapter 115. For details regarding required vards, see Chapter 115.







Hotel or None None 20' 80% If adjoinper each ing a low room. Special Regula-See density See also tion #4 zone, then Special 25' above Regulation average building. elevation -----Otherwise. 35' above average Duilding elevation. See also Special Regulation 537A/83A/p.10/11-16-87/TS:-k 'age 90A Footbootes

 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. Ine 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 I 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

a. It will not block local or territorial views designated in the Comprehensive Plan; and Ine 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

or other information about parking and parking areas, see Chapter 105. -5597A/45A/d\$10f1the6rend/3tions in this category, see Chapter 100.

Page Soar information of the regulations in this category, see Chapter 95.

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

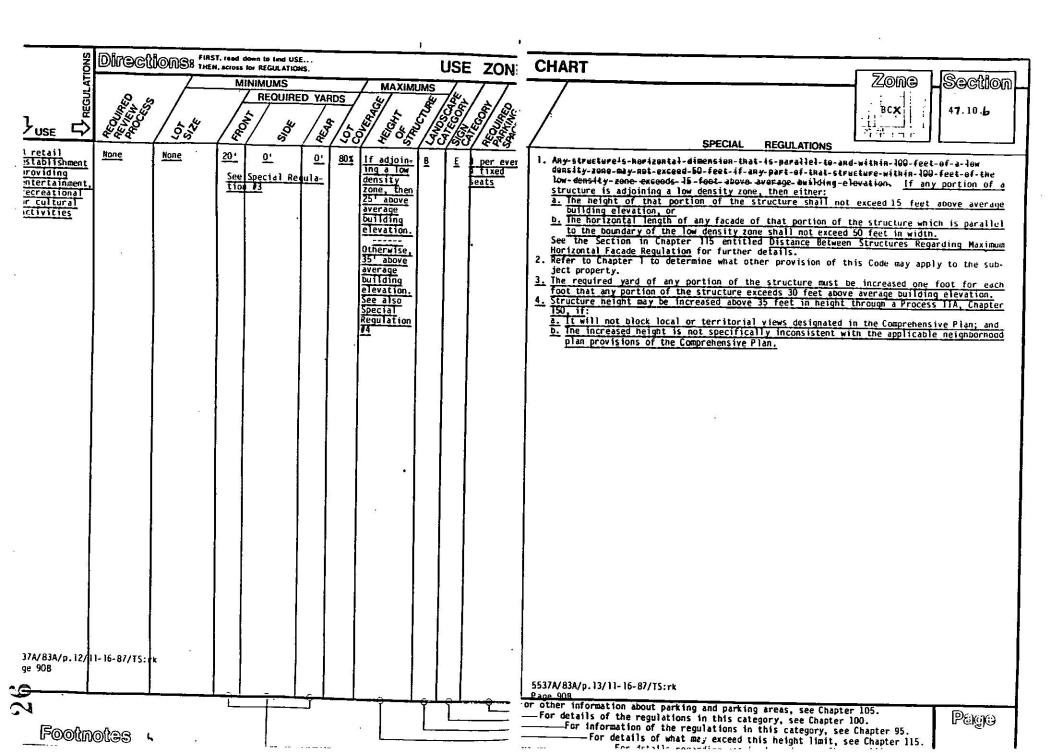
For details regarding required yards, see Chapter 115.

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A retail establishment providing storage ser- vices. See also Special Regulation #2	<u>Kone</u>	None	20,	O'	<u>0'</u>	80x	If adjoining a low density zone, then 25' above average building elevation therwise, 15' above average levation ee also pecial eg. 15'	A		See Section 105.25	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 is 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 Structures Regarding Haxicum Horizontal Facade Regulation for further details. 2. Hay 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 11A, Chapter 150, 17: 3. It will not block local or territorial views designated in the Comprenensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprenensive Plan.
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Footin	es)		<u>L'</u>		Ĵ	·	,				For details of what may exceed this height limit, see Chapter 115. For details of what may exceed this height limit, see Chapter 115. For details regarding required wards, see Chapter 115.







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Private Lodge	None	None	20	0.		70%					1. Any-structurple-harizontal-dimonsion-that is parallel to yet within 100 seek
or Club		1		# -of- these	18	80%	If adjoining a low	- B	В	l per ea 300 sq.f	ecnology curic-may-nee-easees-se-feet-it-any-part-of-that-structure-within-100-feet-of-the
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			-c ae	increased increased	itruc-		25' above average				building elevation, or
~			-396	e exceeds : re average	huila.		building elevation			į	b. Ine 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 189	elevation Special Rec	#3.		Otherwise.		l	ŀ	See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
	· ·	1					none 35' above	1			 Refer to Chapter I to determine what other provision of this Code may apply to the subject property.
							average building			1	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.
		•			ll		elevation. See also	.[]]	150, 17:
	ļ	İ					Special Regulation			İ	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
	ĺ]			-	<u>74</u>	·			provisions of the Comprehensive Plan.
Stacked Owelling Unit.	None	None	Same floa	as these	egu la	tions	or the gro	una	A		1. This use may not be located on the ground floor of a structure. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses,
See Special Regulation #1						OI KE	Actarion Al			unit	3. Any-structured and activities associated with this use.
,		j									www.s-y-awne-may-moi-exacego-bu-feet-if-any-part-of-that-structure-within-100-feet-of-the
								1 1			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
											b. The horizontal length of any facade of that portion of the structure which is parallel
							•				See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for furtner details.
								ll	- 1		4. Refer to Chapter I to determine what other provision of this Code may apply to the subject property.
C hur ch	I	None	20'	0'	0.	70%-	lf adjoin-		R	See-	1. May include accessory living facilities for staff persons.
			Each	of-these-j	lards [80%	ing a low density	ľl		Section .	2. Any-structure's-herizental-dimension-that-is-parallel-te-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
			ef-a be-in	Structure - Icressed- i •	must for-		zone, then 25' above	1 1		105.25 1 per	structure is adjoining a low density zone then either:
			ture	di-that-st execeds-30	rue-		average building		ı	every fou people	a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
			ing te	reverage-b			elevation.			based on maximum	b. The norizontal 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 Sp	ecial Reg.	#4.		Otherwise,		ļ	occupancy load of	Horizontal Facade Regulation for further distance Between Structures Regarding Maximum
i						- 1	35' above	ĺĺ	J	any area of wor-	3. Kerer to Chapter 1 to determine what other provision of this Code may apply to the
							verage ouilding		ı	ship. Se also Spe-	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.
ļ							levation. ee also			Cial Regulation 16	REGULATIONS CONTINUED ON NEXT PAGE
					ا ج	[pecial equiation	لها	لۍ		orshillershippitistibal biblet book ing and parking areas see Charles 100
537A/83A/p.14/1	::	·k				4	_]			For details of the regulations in this category, see Chapter 100.
196 ⁹ FOOM) oles			[<u> </u>			For details of what may exceed this height limit son Charles 115
											For details regarding required wards see Chapter 115.





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G SS Chegulat			/8	REQUIT	, /	ARDS	MAXIN S S S S S S S S S S S S S S S S S S S	PIMS	7	7 7	Zone Section 47.10.c
1		1	UNITED	ED FROM PR	EV I OUS	FAGE		T		1	illoperations
School or Qay- Care Center	<u>None</u>	<u>None</u>		o' Special action ∲10		<u> 80%</u>	if adjoin- ing a low density zone, tnen 25' above average building elevation.		B	See Section 105.25	REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Structure height may be increased above 35 feet in neight 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. 6. No parking is required for day-care or school ancillary to the use. 1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. 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. The City shall determine this appropriate size of the loading areas on a feather.
							Otherwise, 35' above average building elevation. See also Special Reg. 11				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. Ine neight 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. 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 or any nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social discussions of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each fout that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that the four fields that the fields and fields t
Mini-school or mini-day- care (7-12 attendees lay-care home 6 or less attendees)	<u>None</u> -12-88/TS:	None REGUL	Requ	©' Spectal Lation ₹10		80 % KT PAGS	If adjoin- ing a low density zone, then 25 above average building elevation.	<u>D</u>	B	See Section 105.25	11. 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. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 1. 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. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by 5'. 4. 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.
Footno			1								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







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	, ,	- 0		ED FROM PR		AGE	7	(~~	7~	7 446	
<u>School or Day-</u> Care <u>Center</u>	None	<u>None</u>	<u>2</u> ee	o' Special lation #10	<u>D-</u>		If adjoin- ing a low density zone, ther 25' above average building elevation.		Ð	See Section 105.25	REGULATIONS CONTINUED FROM PREVIOUS PAGE 5. Structure neight may be increased above 35 feet in neight through a Process IIA, Chapte 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased neight is not specifically inconsistent with the applicable neighborhood. 6. No parking is required for day-care or school ancillary to the use. 1. A 6-foot high fence is required only along the property lines adjacent to the outside planeras. 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.
-							Otherwise, 35' above average building elevation. See also Special Reg. 111				 4. An on-site passenger loading area must be provided. The City snall 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. Hay include accessory living facilities for staff persons. 6. If any portion of a structure is adjoining a low density zone, then either: a. The neight 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 parallely 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. 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 of 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. The required yard of any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure must be increased one foot for each four that any portion of the structure
Mini-school or mini-day- care (7-12 ottendees lay-care nome [6 or less ottendees]	<u>None</u> 1-12-88/TS:	None REGUL	Requi	O'Special ation #10		10 <u>%</u>	If adjoin- ing a low density zone, then 25' above average building elevation.		B	See Section 105.25	11. 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. 12. Inese uses are subject to the requirements established by the Department of Social and Health Services (MAC 388-73). 1. 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. 2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 3. Structured play areas must be setback from all property lines by 5'. 4. 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.
Footing	olos ,										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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		REGULATIO		ITINUED FRO	PREVIOU	S PAGE		1	7 (4%	REGULATIONS CONTINUED FROM PREVIOUS PAGE
Convalescent Center or Nursing Home	None Non	<u>ie</u>	30' See S Regu	O' pecial ation 13	0' 30x	Otherwise, 35' above average pullding elevation. Special Reg. 111 If adjoining a low density zone, then 25' above average pullding elevation. See also Special Reg. 14	<u>c</u>	-	l for each bed	5. The location of parking and passenger loading areas snall be designed to reduce impacts on mearby residential uses. 6. May include accessory living facilities for staff persons. 7. Refer to Chapter I to determine what other provision of this Code may apply to the subject property. 8. These uses are subject to the requirements established by the Department of Social and Health Services (MAC 188-73). 9. If any portion of a structure is adjoining a low density zone, then either: a. Ine neight of that portion of the structure snall not exceed 15 feet above average building elevation, or b. Ine horizontal length of any facade of that portion of the structure which is parallel to the Doundary of the low density zone shall not exceed 30 feet in width. See the Section in Chapter II5 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceed 30 feet above average building elevation. 11. Structure height may be increased above 35 feet in height through a Provisions of the Comprehensive Plan; and b. Inc increased neight is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 1. If any portion of a structure is adjoining a low density zone, then either: a. In he 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 II5 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The required yard of any portion of the structure must be increased one foot for each fout that any portion of the
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Footn	oles .	<u>-</u> -1	-1 -		<u> </u>				<u> </u>	For information 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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NO.	DINGC!	NONS: FIRS			ts.				USE	ZON	CHART Zone Section
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USE □	## # &	55		, de		150	MAXIM B B B B B B B B B B B B B B B B B B B	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	3/8		SPECIAL REGULATIONS
Public Utility	None	None	201	0,	0,	80%	If adjoin-	A	В	See .	1. Any structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zone-may-not-exceed-50-feet-if-apy-part-of-tructure-within 100 fort of the
•			Of-ba	of-those- structure	mus-t	1	density zone, then			Section 105.25	structure is adjoining a low density zone then either elevation. If any portion of a
			each-	creased i i-that-s	truc-		25' above average			ĺ	a. The height of that portion of the structure shall not exceed 15 feet above average
			above	exceeds-3 everage-	boild-		building elevation.				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 widin.
				levation: ecial Req			Otherwise,	2		ŀ	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 sub-
							35' above average			1	3. The required ward of any portion of the structure gut be formed to
							building elevation.	ŀ		ŀ	4. Structure height may be increased above 35 feet in height through a Process IIA Country
							See also Special				a. It will not block local or territorial views designated in the Comprehensive Diversel
]				Regulation #4			ł	plan provisions of the comprehensive Plan
Government Facility	None	None	201	۰٥	0'	80%	If adjoin-	c	В	See	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.
				f-these- tructure			ing a low density zone, then	See Spc		Section 105.25	
			te-nc	reased-1· J-that-s	-for-		25' above average	#5 T		ĺ	
			above -	xceeds-36 average-			building elevation.				
l l				evotion. cial Req	#3.		Otherwise,				
							none 35' above				
		Q.					average building elevation,			3	
ĺ							See also Special	1			
					1		Regulation				
Public Transit Smelter	None	None	0	0	0		15' above		See	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create
3.1.2.7.2.2.1						1	average building		Spc. Reg.		traffic safety problems. 2. May install transit route and information signs and markers.
							elevation.		#2		
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3537A/83A/p.17/1 1age 92	11-16-8//15:	rk		}							5537A/83A/p.18/11-16-87/TS:rk Page 92
ايم			<u> </u>	<u> </u>	<u> </u>			ا ج	ا ج		or other information about parking and parking areas, see Chapter 105.
က			<u> </u>						L		For information of the regulations in this category, see Chapter 100.
Footn	_ 8€ 10	•									For details of what may exceed this height limit, see Chapter 115.

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SNO	Direct	ONS: FIRS	read down to find U: across for REGULATIO	BE INS.		USI	E ZON	CHART
J.A.T.		7	MINIMUMS	FO V1000	MAXIMU		77	Zone Section
				ED YARDS		\$ \38		BCX 47.10.d
USE □	\$\disp\disp\disp\disp\disp\disp\disp\disp	55,54		1 5 S	MAXIMUII SE SE SE SE SE SE SE SE SE SE SE SE SE S		3/288	
Public Parks	If one acre	None						SPECIAL REGULATIONS 1. The design of the park must serve the needs of the area in which it is located.
	Or more then Process 11A Chapter 150	NONE	Will be det a case-by-c	ermined on	If adjoining a low density zone, then 25 above average building elevation. Otherwise, none 35 above average building elevation. See also Special Regulation 14	В	See Section 105.25	2. Any structure is herizontal-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-wheeds-15-feet-above-average-building relevation: 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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. Structure height may be increased above 35 feet in height through a Process 11A, 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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537A/83A/p.19/1 age 92A	1-16-87/TS:	k · ;						5537A/83A/p.20/11-16-87/TS:rk Page 92A
			-5 5	لسلجا		ليل		or other information about parking and parking areas, see Chapter 105.
Footn	otes '							For details of the regulations in this category, see Chapter 105. 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 wards are Chapter 115.



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SNO	Direct	ONSE THEN	, read do , across fe	we to find USE or REGULATION	 s.			U	SE	ZONE	CHART Zone Section
(元 原 人) REGULATIONS		\$ \$ E	MII	REQUIRE	D YAR	DS /	MAXIMI.	MS S S S S		\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
Manufacturing of food - products Hamufacturing of textile or leather pro- ducts from pro-propered material				١					-		
Hanufasturing of wood-pro- ducts-from pro-prepared material Hanufasturing- of-paper-pro- ducts-from pro-prepared material Hanufasturing- of-drugs-	None -	Нояе –	of- be- eac ture abo	0: - of-those- - structure increased-1 - il: that s - exceeds-3 - exceeds-3 - exceeds-3 - exceeds-3	for truc-		-if-adjoin- ing-a-low- density- zone,-then -25'-above average building- elevation Otherwise,- none-	ł			1. May include as part of this use, accessory retails ales or service atilizing 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 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 thater list entitled distance Between Structures Regarding Haximum Horizontal facade Regulations for further details. 3. Refer to Shapter 1 to determine what other provision of this Gode may apply to the subject property.
Hanufacturing- of-plassio- products-from pre-prepared material Manufacturing- of-Stone; clay; class;- china-on ceramic-pro- ducts-											5548A/83A/6-9-87/P.117
oo: co Footi	notes				<u> </u>						For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

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ATC	/ MINIMUMS / MAX	IMUMS / / /	
	REQUIRED YARDS & STATE OF STAT	IMLIMS B S S S S S S S S S S S S S S S S S S S	SPECIAL REGULATIONS 55.10.b.
tanufacturing by-Gold-Min- Process-only- of-Sobra letergents: leaning-Pre- parations, lerfumes; losmetics-or other-toilet preparations-			
tanufacturing of-electrical equipment tanufacturing of-scientific or-photo- praphic-equipment tanufacturing of-schedated netal-products. See-Special Special-Regulation-#1 ackaging of orepared naterials tanufacturing iee Spec. Reg. fl. and f?	None None 30' 0' 0' 1f adjoining a low censity of a structure must be increased. L'-for cach. I'-that structure exceeds 30' bows awarage building elevation. lee Special equiation #5	1,000 sq. ft. of gross floor area	scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;
Footu			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.

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Truse ⇔		5,8	THOM SE	REQUIRE	D YARDS	MAXIM B E SE	* S			SPECIAL REGULATIONS
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A retail establishment providing storage services. See also Special Regulation #2	<u>None</u>	<u>None</u>	30' See She	<u>0⁺</u> c. Req. #	<u>0'</u> <u>90x</u>	f adjdin- ing a low density tone, then tone, then tone average fullding elevation otherwise touriding elevation ee also pectal tegulation to	4	5	Section D5,75	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 To. 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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Footu	notes _									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.

LIP ST DIFOCTIONS FIRST, read down to lind use... FIRST, reed down to find USE... USE ZONE CHART **Zone** Section MINIMUMS MAXIMUMS REQUIRED YARDS 55.10.c. * \$ \$ X SPECIAL REGULATIONS 30 • 90% Warehouse er O. ים per each None None If adjoin-1. May include as part of this use, accessory retail sales or service utilizing not more Storage ing a low .000 sq. than 20% of the gross floor area. Services Each of these words density ft. of Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-190-feet-of-a-low-denof a structure bust zone, then gross sity-use-may-met-exceed-50-feet-if-any-papt-of-that-structure-within-100-feet-of-the-lowbe increased l'ifor 25' above floor area dembity-use-exceeds-29-feet-above-average-building-elevation. If any portion of a each 1: this -strucaverage 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 Wholesale ture exceeds 30 building Trade above-average build elevation building elevation, or The horizontal length of any facade of that portion of the structure which is parallel See Special Regula-Otherwise, to the boundary of the low density zone shall not exceed 50 feet in width. Industrial tion 14 35' above See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Laundry average Horizontal Facade Regulations for further details. Facility building. Refer to Chapter 1 to determine what other provision of this Code may apply to the subelevation ject property. See also The required yard of any portion of the structure must be increased one foot for each foot Mholesale Special that any portion of the structure exceeds 30 feet above average building elevation. Printing or Regulation Structure height may be increased above 35 feet in height through a Process IIA, Chapter Publishing ROAC a, 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 Retail None None 30' 0. 0' 80% If adjoin-) per each Outdoor storage for this use must be buffered as established in Chapter 95 for Landscap-Establishment ing a low 300 sq. ft. ing Category A. Providing density of gross Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-den-Building Con-Each of these yards zone, then floor area sity-use-may-met-exceed-60-feet-if-any-part-of-that-structure-within-180-feet-of-the-lowstruction, of a structure bust 25' above density-use-exceeds-20-feet-above-average-building-elevation. If any portion of a Plumbing, be iscreased l'Ifor average structure is adjoining a low density zone, then either: Electrical. each 11 this strugbuilding a. The height of that portion of the structure shall not exceed 20 feet above average Landscaping, ture exceeds -30 elevation building elevation, or or Pest Conabove-average build The horizontal length of any facade of that portion of the structure which is parallel trol Services ing elevation Otherwise. to the boundary of the low density zone shall not exceed 50 feet in width. See Special Regula-35' above See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum tion 4 A Retail average Horizontal Facade Regulations for further details. Establishment building Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-Selling Buildelevation. ing Materials See also The required yard of any portion of the structure must be increased one foot for each foot or Hardware Special that any portion of the structure exceeds 30 feet above average building elevation. Regulation Structure height may be increased above 35 feet in height through a Process IIA, Chapter A Retail Establishment AARP a. It will not block local or territorial views designated in the Comprehensive Plan; and Providing The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. Rental Services 6844C/233A(5548A/83A)7-10-87/TS:rk:dc Page 7 6844C/233A/pg.10(5548A/83A)11-06-87/TS:dc For other information about parking and parking areas, see Chapter 105. lagge ! For details of the regulations in this category, see Chapter 100. -For information of the regulations in this category, see Chapte

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

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(全) 原 (人) REGULAT		28	MINIMUMS REQUIRE	D YARDS	MAXIME SE SE SE	IMS E SE			
Hotel or motel	None	None .	30' 0' Each of these of these of the structure be increased if that is structure excessorially above even building elevance building elevance of the structure of the structure excessorial excessoria	01 80% sards saust -for e- ds ge- ton	If adjoining a low density zone, there 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Spec. Req.	В	E See-Sect-105.i	1. May include meeting and convention facilities. 2. Any structure's horizontal-dimension-that-is-parallel-ta-and-within-100-feet-af-a-low-desity-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-af-the-law-density-use-exceeds-20-feet-above-average-building-elevation. If any portion of a structure is adjoining a low density zone, then either:	erage allel cimum sub- foot apter and nood
A retail establishment providing printing, publishing, or duplicating services		N one	30' 0' Fach of these - of a structure be increased to each 11 that th structure excee 30' above evera builting elevat See Spec. Req. #	ards must for e ds ge	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none - 35' above average building elevation. See also Spec. Reg.		E 1 per 300 s of gr floor	1.ft 2. Any-structure's horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-di	erage illel cimum sub- foot
Footu	notes						-	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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所 以 REGULATIO	S S S S S S S S S S S S S S S S S S S	<i></i>	MINIMINAS	/ MAXIMUMS		77	SPECIAL REGULATIONS ZOMO 55.10.e.
Auction house See Special Regulation #1	None `	None ·	30' 0' 0' 8 Coth-of-these yards of a-structure-must be increased-1-for each-1-this-truo- ture-exceeds-do- above average build- ing-clevation- See Spec. Reg. #5	ing a low density zone; ther 25' above average building elevation. Otherwise, none 35' above average building elevation. See also Spec. Req. 46		l per eac 300 sq. 1 of gross floor are	1. Livestock auctions are not permitted. 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscapic Category A. 3. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-may-not-enceed-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: a. The height of that portion of the structure shall not exceed 20 feet above avera building elevation, or b. The horizontal length of any facade of that portion of the structure which is paralled 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 Maximal Horizontal Facade Regulations for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-jet property. 5. The required yard of any portion of the structure must be increased one foot for each for 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.
Kenn <u>e</u> 1 5548A/83A/pg. 1	None 1/11-10-87/T	None	Taun of these yards of a structure must be increased if for each if this struc- ture exceeds 301 obsect average autioning elevation. See also Special Regu- lations #1 and #6	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, none- 35' above average building elevation. See also Spec. Reg.		l per eac 300 sq. f of gross floor are	1. Outside rums and other facilities for the animals must be setback at least 10 feet from ear 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. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean healthful environment for the animals. 4. Any-structure's-herizontal-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-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-50-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 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is paralled 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 Maxim 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. The required yard of any portion of the structure must be increased one foot for each for that any portion of the structure exceeds 30 feet above average building elevation. 7. 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.
							REGULATIONS CONTINUED ON NEXT PAGE 5548A/83A/pg.13/11-10-87/TS:dc:br
F00tr	ioi(es						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.





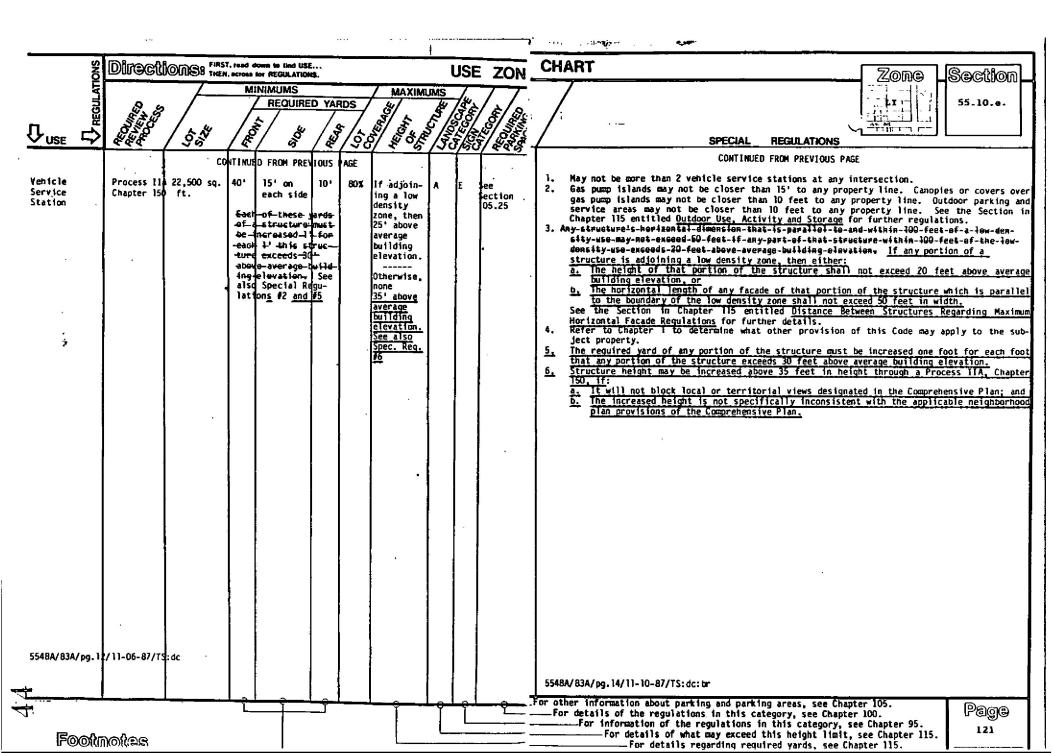


CHART DIFOCULONS FIRST, read down to find USE...

THEN, OCCUPANT THE REGULATIONS. FIRST, read down to find USE.... USE ZONI JSection MINIMUMS MAXIMUMS REQUIRED YARDS Son Chi 55.10.f TEGHY SPECIAL REGULATIONS l. Outdoor vehicle or boat parking or storage areas must be buffered as required for a park-BUX (If adjoin-None Ber-east A retail ing area in Chapter 105. See the Section in Chapter 115 entitled Outdoor Use. Activity and establishment 300 69 - F4 ing a low Storage for further regulations. Each of those - Jands of-grossproviding density 2. Any-structure-s-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-denvenicle or of h structure least zone, then leor area sity-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-lowboat sales. be increased it for 25' above See Sectio density-use-exceeds-20-feet-above-average-building-elevation. If any portion of a each 1"-this-struc= 105.25 repair, seraverage ture exceeds-30structure is adjoining a low density zone, then either: vices, washbuilding a. The neight of that portion of the structure shall not exceed 20 feet above average above average build: elevation. ing, or rental building elevation, or indelevation-----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 Otherwise, See Spec.Req. 🚧 mme-35' above Horizontal Facade Regulations for further details. average Refer to Chapter I to determine what other provision of this Code may apply to the subbuilding ject property. elevation The required yard of any portion of the structure must be increased one toot for each fout See also that any portion of the structure exceeds 30 feet above average building elevation Spec. Req. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, 1f: a. It will not block local or territorial views designated in the Comprehensive Plan; and
 b. The increased neight 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. 80% If adjoin-Any-structure's-nerizental-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-den-301 0. Restaurant None None E 1 per eacl sity-use-may-not-exceed-60-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-100 sq. f. ing a low or Tavern density-use-exceeds-20-feet-above-average-building-elevation. If any portion of a Each of these wards density of cross of a structure must structure is adjoining a low density zone, then either: zone, then floor are: a. The height of that portion of the structure shall not exceed 20 feet above average be increased-It for 25' above each-1*-tiris-struc= average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel ture exceeds -30"building' above average parilds to the boundary of the low density zone shall not exceed 50 feet in width. elevation See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum ing elevation Horizontal Facade Regulations for further details. See Spec. Reg. #3 Otherwise. Refer to Chapter 1 to determine what other provision of this Code may apply to the subnone ject property. 35' above average puilding REGULATIONS CONTINUED ON NEXT PAGE elevation. 5548A/83A/pg.1//11-0/-88/TS:np See also Spec. Reg. CONTENUED ON NEKT PAGE 5548A/83A/pg. [15/11-10-87/†S:dc:br or other information about parking and parking areas, see Chapter 105. -For details of the regulations in this category, see Chapter 100. Page For information of the regulations in this category, see Chapti -For details of what may exceed this height limit, see Chapter 115. **Foolinotes**

For details regarding required yards, see Chapter 115.

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Restaurant or Tavern Fast Food Restaurant	None	. CO	MINIM RI RI STINUED FRI Cach of- Of-a stree each in- ture exce above ave ing eleve	O' O' these yords ueture-bust- ased 11 for- this struc- eeds 30 erage boild-	80%	MAXIMI If adjoining a low density rone, then to above average autiding levation. otherwise, above average autiding levation. ee also spec. Req. 16	IMS	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	per each seo sq. i. of coss loor rea	CHART Zone Section
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↑ nse ←		\$ \$ \$ \$ \$	MINIMUMS REQUIR	ED YARDS	MAXIM W S S S S S S S S S S S S S S S S S S S	UMS		* * * * * * * * * *	55.10.g.
A retail establishment providing banking and related financial services A retail establishment providing entertainment recreational or cultural activities	None	None	30 0' Cach of these of a structure. Of a structure. De increased iture exceeds iture exceeds iture exceeds iture exceeds iture exceeds iture exceeds iture exceeds iture exceeds iture exceed iture exceeds iture ex	O' BOX	If adjoining a low density zone, then 25' above average building elevation. Otherwise, mone- 35' above average building elevation. See also Spec. Req. 44 If adjoining a low density zone, then 25' above average		E	See- Section- 105:25 1 per eve	1. Any-structure's-herizontal-dimension-that-is-parallel-to-and-within-100-fr't-ef-a-lew-density-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100 et-of-the-lew-density-use-exceed-50-feet-id-any-part-of-that-structure-within-100 et-of-the-lew-density-use-exceed-50-feet-abeve-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 zo 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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. 4. 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. 5. Access from drive-through facilities must be approved by the Public Morks 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. 1. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-may-not-enseed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-enceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-enceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-enceed-50-feet-if-any-part-of-that
7958C/308A/p.1/1	1-10-87/TS: or		ture exceeds 30 above average to ing-plevation. See Special Reg #3 CONTINUED ON NE	latico	building elevation. Otherwise, none 35' above average building elevation. See also Spec. Req.				billding 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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. 4. Structure height may be increased above 35 feet in height through a Process 11A, Chapter 150, 1f: 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. REGULATIONS CONTINUED ON NEXT PAGE 7958C/308A/p.3/11-06-87/T5:dc
Footim	OKES								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.

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F F FEGULATIONS	# 10 mm	\$ 5 kg		MUMS REQUIRED	YARDS	\$ / \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	MAXIMI W J J J J J J J J J J J J J J J J J J	IMS								
▼ USE /	444				/ Q. /	4 6/	x 5	130	190	/ करान	REGULATIONS CONTINUED FROM PREVIOUS PAGE					
A Retail /ariety, or lepartment Store	None		30° Each of the street of the sach the	these yar ucture and assed that it is structure and the structure and the structure action —	0' 80 ds st or c- ids=	f ng en son son son son son son son son son so	adjoin- y a low sity ne, then above erage lding evation. nerwise ner above erage lding evation. siso ec. Req.	B	Ε	per each	REGULATIONS CONTINUED FROM PREVIOUS PAGE 1. This use must contain at least /5,000 square feet of gross floor area. 2. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 3. Any structure? Sherisental dimension that is navalled to and within 100 feet of a low domestic than the structure?					
7958C/308A/pg	2/11-6-87: notas					,					7958C/36/A/p. 4/01-0/-88:TS:br: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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A multi-use complex or mixed use building containing? 7 or more restaurants, taverns, fast food restaurants or retail establishments	None	None	fach of a be in each ture above	O' of these y structure creased ' '-' this st exceeds 36 exceeds 36 exceeds 16 exceeds 26 exceeds 26 exceeds 26 exceeds 3	ards- bust for- co- atid-	OX If adjoing a lodensity zone, the 25' above average building elevation otherwis 35' above average building elevation See also Special Regulati	en e	E	See Section 105.25	1. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 2. Any structure's herizantal-dimension that is parallel to and within 100 feet of a low density use emerged. Selfeet if any part of that structure within 100 feet of the low density use enceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The neight 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-ject 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 TIA, Chapter 150 if: a. It will not block local or territorial views designated in the Comprenensive Plan; and b. In increased neight is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprensive Plan. b. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that venicles will not block traffic in the right-of-way while waiting in line to be served. J. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating figure area of the use; and D. It can be demonstrated to the city that the floor plan is designed to preclude the seating area from being expanded. 8. Anciliary assembly and manufactured goods on the premise of this use are permitted only it: a. The assembled or manufactured
Office Use 6844C/233A/pg.	None 1 (5548A/83A)	None 1-10-87/TS::0	of electric description of the contract of the	O' of these y structure creosed +' '-'this st exceeds 30 -average b levation pec. Reg. ONTINUED O	ords tust for- tue- uild-	If adjoing a lo density zone, the 25' abov average building elevation otherwis 35' abov average	See also spc. Reg. #3a		if a medical, dental or veterinar office, then, l per each 200 sq.ft of gross floor are	1. Any structure's herizontal 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 extends 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The neight 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. REGULATION CONTINUED ON NEXT PAGE
Foot	notes	<u> </u>	<u> </u>					L L		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 vards, see Chapter 115.
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				ON PREVIOUS	PAGE.			~~	****	SPECIAL REGULATIONS CONTINUED FROM PREVIOUS PAGE
Office use					300 401 401	ilding evation e also ecial gulation we		300 0 f	per each 0 sq.ft. gross oor area.	2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The following regulations apply only to veterinary offices: a. If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A. 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 Outdoor Use, Activity and Storage for further regulations. 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 dependant 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. 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.
844C/233A(5548A	/83A)p.2/11-	10-87/TS:br				· .				6844C/233A/pg.4(554BA/B3A)11-06-87/TSdc For other information about parking and parking areas, see Chapter 105.
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Recycling Center	None	None	of-a be-in each ture above ing-c	O' these y structure- creased 1- 1-this st exceeds 30 - average to levation- pecial Requ	O' trds tust- for uc- itd-	80%	If adjoin- ing a low density zone, then 25' above average building elevation. See average building elevation. See also Special Regulation 15	A	C	ee ection 105.25	I. May only deal in metal cans, glass and paper. 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-a-low-density-use-may-not-exceed 50 feet-if-any-part-of-that-structure-within-100-feet-of-a-low-density-use-exceeds-20-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 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. 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.
Church 6844C/233A/p.5	<u>None</u> (5548A/83A)1	<u>None</u> -06-87/TS: dc	30' See S tion	<u>O'</u> <u>Pecial Reg</u> u	<u>0'</u> 1a-		If adjoin- ing a low density zone, then 25 above average building elevation. Otherwise, 35 above average building elevation. See also Special Regulation	<u>c</u>		for ever feed people based on maximum occupany load of any area of worshit See also Spec. Req.	1. May include accessory living facilities for staff persons. 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 20 feet above average building elevation, or b. The norizontal 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. 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 neight is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 6. No parking is required for day-care or school ancillary to the use.
Footi	nows		Ī.								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 varies see Chapter 115.





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School or Day- Care Center	None	<u>Kone</u>	If this use can commodate 50 or students or cni then side If this use can commodate 13 to students or cni then 20' on each side See Spec. Req.	more dren, 50'	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	ee ection 05.25	REGULATIONS CONTINUED FROM PREVIOUS PAGE 1. A 6-foot high fence is required along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be setback 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 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 ur other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons, then either: 6. If any portion of a structure is adjoining a low density zone, a. The neight 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 Minimum Horizontal Facade Regulation for furtner details. 7. Kefer 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 (MAC 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. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150,
or mini-day- care (7-12 attendees or day-care home (6 or less attendees)	5548 <u>8</u> 7838)]-	REGUL <i>j</i>	30' O' See Special Regulation #10		ing a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Reg. [1]	1		See Section 105.25	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. 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. REGULATIONS CONTINUED ON NEXT PAGE
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Footh	@(19S	ς.				L			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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				O FROM PRI		DAGE	7 - 9	쓴	1/20	J 6.6.9	SPECIAL REGULATIONS
								i			CONTINUED FROM PREVIOUS PAGE 9. These uses are subject to the requirements established by the Department of Social and Health Services (MAC 388-73). 10. The required yard of any portion of the structure must be increased one foot for each foothat any portion of the structure exceeds 30 feet above average building elevation. 11. 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 reignborroom.
Convalescent Center or Nursing Home	<u>None</u>	<u>None</u>	30' See Regu	O' Special lation #3	<u>0'</u>	80%	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 35' above average puilding		<u>B</u>	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 snall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is paralle 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 furtner details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The regulation of the structure must be increased one foot for each foothat any portion of the structure exceeds 30 feet above average building elevation.
6844C/233A/p.7	(5548A/83A)1	-21-88/TS:dc					elevation. See also Special Reg. 44				4. 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 neight is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
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F001	Joues (Ĺ		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 33. For details of what may exceed this height limit, see Chapter 115.





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Public Utility Government Facility	None	Nane	Ea ef ea ea ea ea		O - yards - must - for - struc- - gg - build-	r08	If adjoin ing a low density zone, the 25' above average building elevation Otherwise Tume-35' above average building elevation See also Spec. Req	C See Spec Reg	8	Section 105.25	1. Any-structure's-herizontal-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: a. The neight 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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. 4. 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. 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.
Public Transi Shelter	t None	None	0'	0,	0	100x	15' above average building elevation		Spc	See Section 105.25	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	None	None		Vill be det 1 case-by-c			If adjoining a low density zone, theo 25' above average building elevation Otherwise none- 35' above average building elevation See also Spec. Req. 74		В	See Section 105.25	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-ef-alow-density-use-may-not-exceed-50-feet-if-any-part-ef-that-structure-within-100-feet-ef-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: 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 paralle 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 Maximur 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. 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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r Footi	notes				3				Ľ		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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Professional Football, Baseball or Soccer Practice or Play Facility	Mone if part of approved Master Plan. Otherwise, Process [1] Chapter 155	10 acres				80%	30' above sverage sverage slevation	c	В	See Section 105.25
		٠	As es Maste under	ablished i Plan or a Special Re	the allo ulati	⊯ed on '#1	See Special Reg. #2 and #3	pec. eg.	See Spec. Reg.	See Spec. Reg. #7
Detached Owelling Unit	None	8,500 sq. ft.	20'	5', but 2' side yards must equal at least 15'	10'	50 x	25' above average building elevation	E	A	2.0 per unit
Public Utility	Process 11A Chapter 150	None	201	10'en each side	10 •	70%	25° above average building, elevation.	A	В	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.	В	See Section 105.25
Public Transit Shelter 5592A/84A/p.2	None	None	0.	0.	0'	100%	15' above average building elevation.		See Spc. Reg. #2	None

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SPECIAL REGULATIONS

- 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.
- 2. Maximum height of permanent structures shall be 35 feet above average building elevation.
- Maximum height of temporary structures shall be 60 feet above finished grade.
 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.
- 5. One point of vehicular access only is permitted directly onto N.E. 53rd Street.
- Secondary access through the college campus is permitted.

 6. A single pedestal or monument sign, non-interior illuminated, shall be permitted on N.E. 53rd Street.
- 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.
- 8. On-site parking shall be adequate to meet peak season use.
- No public exhibitions or games shall be permitted.
 No helicopter operations shall be permitted, except for emergency situations.
- No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations.
- 12. Only one professional sport organization may occupy and use the facility in any consecutive 12 month period.
- 1. Not more than 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 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-building-s-howisental-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zene-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zene-exceeds-15-feet-above-average-building-elevation,--If any portion of a structure is adjoining a low density zone then either.
- a. The neight 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.
- 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.
- 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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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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V USE TV	666	136	18/ 3		13/ × 08	1386	उ/स्टेंड	low-density-come-exceeds-16-feet-above-average-building-e structure is adjoining a low density zone, then either:
Public Park	If one acre	None	Will be det	ermined on a	152 00016	B	See	. a. The height of that portion of the structure shall n
	or more, :		· case-by-cas	e basis	average	1 1	Section	building elevation, or
	Process IIA		1 1		building elevation.		105.25	b. The horizontal length of any facade of that port
	Chapter 150					1 1		parallel to the boundary of the low density zone shall See the Section in Chapter 115 entitled histance Between
	Otherwise							Horizontal Facade Regulation for further details. 3. Refer to Chapter 1 to determine what other provision of
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n which it is located. nd-within-100-feet-of-a-low Fucture-within-100-feet-of-the evation. -- If any portion of a

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on of the structure which is not exceed 50 feet in width. en Structures Regarding Maximum

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ter 105. 100. mation of the regulations in this category, see Chapter 95. details of what may exceed this height limit, see Chapter 115. —For details regarding required wards, see Chapter 115.

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Milliam Mills Marmins Attached or Process III 25,000 up. 20 51, but 2 10 605 231 conce portion must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must equal at least control and a series of the following must expect the series of the following must expect the series of the following must expect the series of the following must expect the series of the following must expect the series of the following must expect the series of the following must expect the series of the following must expect the series of the series of the following must expect the series of the serie	SNS	Directions: ""	ST, read down to find USE N. across for REGULATIONS.	USE ZO	N QUART
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State-end Duelling Units Chapter 155 fft. per make the state of the s			REQUIRED YARDS		PLA 2 60.15.a
Mini-school or mini-day Chapter 155 ft. Chapter 155 ft. Thore 155 ft. Day-Care Mone 6 or more from the first ft. Thore 150 or more from the first ft. Thore 150 or more from the first ft. Thore 150 or less aftendees) Thore 150 or less aftendees from the first ft. Thore 150 or less aftendees from the first ft. Thore 150 or less aftendees ft. The first ft.	Stacked Owelling	Chapter 155 ft. per	side yards must equal at least 15' See also Spectal	average building elevation See also Special Regulation	 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
6058A/82A/p.1/12-23-87/TS:r: for mini-schools and mini-day-care centers only.	or mini-day- care [7-12 attendees] Day-Care Home (6 or Tess attendees)	Chapter 155 ft.	yards must equal at least 15' See also Special	average building elevation. See also Special Regulation	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. No structure may be waterward of the high waterline. 4. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. 5. 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. 6. 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. 7. The height of a structure may be increased as long as neither of the following maximums is exceeded: a. The structure may not exceed 60' above average building elevation. b. 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 take Washington in the zone, excluding the canal. 8. See Section 16 of this Chapter for Regulations regarding bulkneads and land surface modifications. 9. 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
For details of what may exceed this height limit, see Chapter 115. For details are added to the regulation of the regulation of the regulation of the regulation of the regulation of the regulation. For details are added to the regulation of the	Foot	nouss ,			For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 35. For details of what may exceed this height limit, see Chapter 115.





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				٠							11. Hours of operation may be limited by the City to reduce impacts on 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 the abutting right-of-way improvements. 14. The location of parking and passenger loading areas shall be designed 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 subject property. 17. These uses are subject to the requirements established by the Department of the person of the department of the person of the person of the department of the person of
	Process IIA Chapter 150	None .	20 '	20' on each side	10'	70%	25' above average building elevation	A	E	See Section 105.25	 This development may also be regulated under the City's Shoreling consult that document. Development in parts of this zone may be limited by Chapter 90, regner streams, lakes and wetlands. In addition, the site must be designed.
	Process IIA Chapter 150	None	20*	10' on each side	10*	70%	25° above average building elevation	B See Spc Reg 75	E	See Section 105.25	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 is necessary to permit effective service to the area or the City as a wide. 4. See Section 16 of this Chapter for Regulations regarding bulkheads modifications. In addition, refer to Chapter 1 to determine what of this Code may apply to the subject property. 5. For a Government Facility Use, Landscape Category A may be required type of use on the subject property and the impacts associated with nearby uses.
Public Transit Snelter	None	None	0,	0'	0,	100%	15' above average building elevation		See Spc. Reg.	None	 May be permitted only if it will not unreasonably impede pedestrian a traffic safety problems. May install transit route and information signs and markers.
	Process IIA Chapter 150 2-23-87/TS::			De determi se-by-case			25' above average building elevation		В	See Section 105.25	 This development may also be regulated under the City's Shoreline consult that document. Development in parts of this zone may be limited by Chapter 90, regner streams, lakes and wetlands. In addition, the site must be designed development away from, and to minimize impact on, the wetlands. Portions of the park located within the wetlands must be devoted exclusive recreation that is not comsumptive of the natural environment. See Section 16 of this Chapter for Regulations regarding bulkheads modifications. In addition, refer to Chapter 1 to determine what of this Code may apply to the subject property.
000	2-23-07713		<u> </u>		- 5		<u> </u>	<u>.</u>	ا ۾		or other information about parking and parking areas, see Chapter 105.
rooti	notes	4						L			— For details of the regulations in this category, see Chapter 100. ——————————————————————————————————

Section 60.15.a

- nearby residential
- number of attendees
- d to reduce impacts
- e may apply to the
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- ine Master Program;
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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	 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. 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. City entryway design must be provided on the subject property adjacent to Lake Washington
Attached or Stacked Dwelling Unit	None	5,000 sq.ft per unit	20*	5', but 2 side yards must equal at least 15'			30' above average building elevation.	D	A	1.7 per Unit	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 take 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 sub- ject property.
Attached or Stacked Dwelling Units	Process II Chapter 15	Andrea and Francisco	201	10' on each side	10* -	<u>70%</u>	30' above average building elevation. See Special Regulation	D	Α	1.7 per Unit	 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. 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. 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 structures may be increased if— The structure does not exceed 60' above average building elevation, The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and 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 fl. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
5657A/85A/p.l	/01-08-88/TS:	rk:np					_				 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
Footi	notes								<u>"</u>		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.

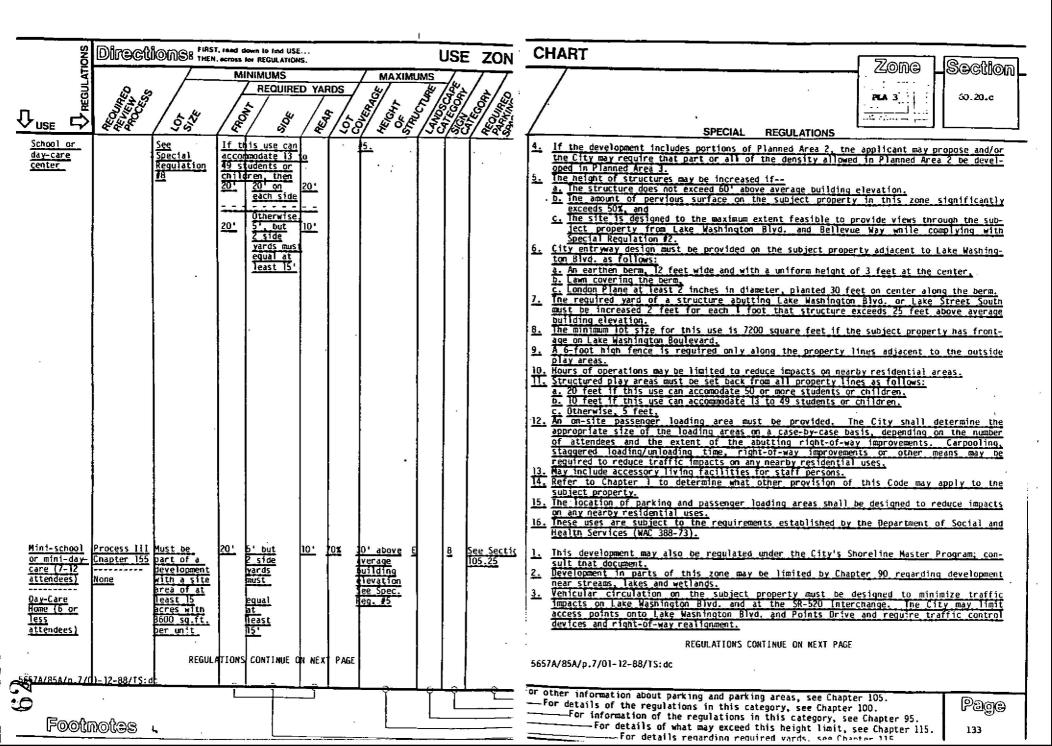


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	Process II Chapter 15	Must be part of a development with a site area of at least 15 acres. See Special Regulation #8	20'	5', but 2 side yards must equal at least 15'		•	30' above average building elevation. See Special Regulation #5		D	If a Medical, Dental, o Veterinar Office, then 1 pe each 200 sq.ft. of gross floor are Otherwise 1 per eac 300 sq.ft of gross	1. This development may also be regulated under the City's Snoreline 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 Mashington 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. 5. The height of structures may be increased ifa. 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 entrway 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 Planne 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 aninimum 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. 10. The following regulations apply to veterinary offices
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É Footn) <u>otes</u>	<u>.</u>	. <u>.</u>			3.			Ľ		or other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100. —For information of the regulations in this category, see Chapter 95. —For details of what may exceed this height limit, see Chapter 115. —For details regarding required words.

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Development Containing Attached, or Stacked Dwelling Units and Office uses. See Special Regulation	Process II Chapter 15	Must be par- of a devel opment with a site area of at least 15 acres with 3600 sq.ft. per unit See-Special Regulation fr for marrimon amount of office space allowed		5', but 2 side yards must equal at least 15'	1	70%	30° above average building elevation. See Special Regulation	C	D	See Section 105.25	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 take Mashington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Mashington 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 Mashington 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-fellow-ing-formulai (The-maximum-number-of-dwelling-units-proposed)-wthe-average-square-foatage-of-the-dwelling-units-proposed
School or Day Care Center	Chapter 155	boment with a site area of at least 15 acres	accommore si childre	s use can odate 50 o fudents or en, then 50 on each side	<u>50'</u>	of a factor in	o' above verage uilding levation ee lectal equiation	<u>a</u>	- 1	See Section 105.25	1. Inis 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 take 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.
Fool	າ ບແຮ້ອ	<u> </u>									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 vards, see Chapter 115.







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Convalesce Center or Nursing Home	<u>nt</u>	Process III Chapter 155	fust be part of a devel- poment with a site area of at least	20	<u>20'on</u> gach side	<u>20°</u>		0 above verage uliding devation.			1 for	each	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 neight of structures may be increased if a. The structure does not exceed 60' above average building elevation. b. Inh emoight of structures may be increased if a. The structure does not exceed 60' above average building elevation. b. Inh emoight of structures may be increased if a. The structure does not exceed 60' above average building elevation. b. Inh emoight of structure abustance on the subject property in this zone significantly exceeds 50%, and c. Inh esite is designed to the maximum extent feasible to provide views through the subject property from the subject property adjacent to Lake Washington Boulevard as follows: a. An earthen berm. If feet wide and with a uniform height of 3 feet at the center, b. Lam covering the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. c. London Plane at least 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 minischools 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 p
5657A/85A/ ₍	o.9/0)- 12-88/TS: d	is acres. See Special Regulation					Gectal egulation 5					3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Mashington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Mashington 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
F0	O U) 0 ((38	<u>.</u>	Ĺ						Ľ			For details of the regulations in this category, see Chapter 105. 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.







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<u> </u>	SPECIAL REGULATIONS ZORO 60.20.c
	REGULATIONS CONTINUED FROM PREVIOUS PAGE
5. 6. 7. 8.	Ine 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 Belevue Way while complying with Special Regulation #1. City entryway design must be provided on the subject property adjacent to take 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. The required yard of a structure abutting Lake Washington Blvd, or Lake Street South must be increased 2 feet for each I foot that structure exceeds 25 feet above average building elevation. The minimum lot size for this use is 7200 square feet if the subject property has front-
9.	age on take Washington Boulevard. Refer to Chapter 1 to determine what other provision of this Code may apply to the sup-
	ject 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 vards, see Chapter 115.

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<u>Church</u>	Process IIA Chapter 150		201	20' on each side	20*		30' above average unitding elevation. See Special equiation	<u>01</u>	B.	l for every 4 people based on maximum occupancy load of any area of wor- snip. See Spec. Reg. #10	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 take Mashington Blvd. and at the SK-520 Interchange. The City may limit access points onto Lake Mashington 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. 5. Intensity of structures may be increased if— a. The structure does not exceed 60° above average building elevation, b. Ine 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 Mashington Blvd. and Bellevue May while complying with Special Regulation #1. 6. City entryway design must be provided on the subject property adjacent to Lake Mashington Blvd. and Pointed Blvd. or Lake Mashington Bourevand. 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 engineous 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 of 1 size for this use is 7200 square feet if the subject property. 10. No parking is required for day-care or school ancillary to the use.
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Foot	Nores		Ĺ		<u>'</u>				Ĺ		For details of the regulations in this category, see Chapter 105. 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 wards see Chapter 115.







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Public Utility		Process 11/ Chapter 150	None ·	20	20' on each sid	10 '	70%	30' above average building elevation	A	В	See Section 105.25	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. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
Government Facility		Process II/ Chapter 150		20*	10° on each sid	. 10'	70%	30' above tverage puilding elevation	C See Spc Reg	В	See Section 105.23	 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. Ine 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.
Public Transit Shelter		None	None	0.	0,	0,	100%	5' above verage uilding elevation		See Spc. Reg.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park		If one acre or more, then Process IIA Chapter 150 Otherwise, None		W1 a	l be deter case-by-cas			5' above verage building • levation.		В	See Section 105.25	 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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Fox	ns)@	වෙර්මය		<u> </u>		<u> </u>	·			<u>'</u>		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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Detached Dwelling Units		}f-the	5,000 sq.ft .per-unit: 3,600 sq. ft.	20° See a	5', but 2 side yards must equal at least 15'. lso Special ation \$1#2	10.	-50% -60%	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. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to loth 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. 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. 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.
Attached Bwelling Units		If-the Bevelopment contains more-tham 3-dwelling units;-them Chapter-IIB Process-152 Otherwise; None		See	-Si-,-but-2 side-yards must-equal at-least 151 -also-Speci		50x	251-above average building elevation:	Đ	A	1.7-per Unit	1. If the subject property abuts the 4th Avenue right of way or the leasterly 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. 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. 2. Any structure's harizontal disconsion that is parallel to and within 100 feet of a lot containing a low density use within PLA-BA may not exceed 15 feet if any part of that structure within 100 feet of the lob containing a low density use within PLA-BA 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: 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.
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Fo	OU	notes	٠ .	Ĺ								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 115. For details of what may exceed this height limit, see Chapter 115.

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	Attached or Stacked Owelling Units None Stacked Stacked Shapter-152 with Shapter Stacked Shapter Shapt	e-ocre th-at- ast-1,860 ;ftr-per it: 600 sq. with least 800 sq. per it. must for struc 20' build See	5', but 2 10' side yards must equal at least 15' required yard of tructure abut- a lot contain- low densily yithin PLA 5 be increased l' ach 1' that ture exceeds bove average ling elevation. lso Specia	60% 30' above average building elevation.		1./ per	1. If the subject property abuts the 4th Avenue right-of-withe alignment of that right-of-way to 10th Street, the folia. The City may require the applicant to dedicate and import the matter Plan adopted by the City for this a b. Any required yard of the subject property abutting the regulated as a front yard. C. Service and parking areas must, to the maximum exported away from the 4th Avenue right-of-way unless subject property is directly from that right-of-way. 2. Amy-structure-sherizontal-dimension-that-is-parallel-to-a containing-a-low-density-use-within-PlA-6A-may-not-exceedstructure-within-100-feet-of-the-lot-containing-a-low-density-use-within-PlA-6A-may-not-exceedstructure-within-100-feet-of-the-lot-containing-a-low-density-use-within-PlA-6A-may-not-box density-use within PlA-6A, then either: a. The height of that portion of the structure shall not building elevation, or b. The horizontal length of any facade of that portion of 100 feet of the lot containing a low density-use with feet. See the Section in Chapter 115 entitled Distance Between the section of the structure shall not building elevation, or further details. 3. The-subject-property-must-containing a low density-use with feet. See the Section in Chapter 115 entitled Distance Between the subject-property-contains required-open-space-must-least-200-sqfit-persuitable-for-many-activities.—If-the-subject-property-contains a least-20-feet.—In-additions-if-the-subject-property-contains to least-40-feet. If the subject property contains contain at least 200 square feet per unit of common for many activities. This required common recreation following minimum dimensions: a. For 4 to 20 units, the open space must be in one or many activities. This required common recreation following minimum dimensions: a. For 4 to 20 units, the open space must be in one or many activities of the common open space that is reduced, based on the number of residents time. Also, the required minimum dimension for the open provisions may also be reduced in proport	lowing regire a converted by the structure of the structu
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Section)M@ 5A 60.30.a.2)

- easterly extension of gulations apply:
 - as shown in the Public e right-of-way will be
- sible, be located and enicular access to the
- 100-feet-of-a-let--any-part-of-that thin-PLA-SA-exceeds ructure is adjoining a
- 15 feet above average
- ucture which is within A shall not exceed 75

ires Regarding Maximum

- OMMON-OPEN-SPACE OF-MOFE-URIES,-ENIS th-and-width-of-at more-units,-at-least bas-digast-s-paive or more units, then it space must have the
- s each having at least
- es na<u>ving a length</u> and
- square feet per unit if id equipment and/or a ity shall determine if ties as would the open ey would serve at one ntaining these outdoor
- ce area. other accessory uses,
- ode may apply to the

For details of what may exceed this height limit, see Chapter 115. -For details regarding required wards can Chapter 115

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USE 5	2	£ & &	/ \$\$	7			14	\$ 5		Ĕ/Š.	\$ \Q		
Church	- 1	Process 114	7,200 se	q.ft	20 '	20' on	20.		30,	T _c	B	See	SPECIAL REGULATIONS
		Chapter 150				each sid ee Special egulation			above average building elevation			Section 105.25 1 for every four people based on maximum occupanc load of any area of wor- ship.	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. 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 venicular access to the subject property is directly from that right-of-way. 2. Any-structure45-nerizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-lot-containing-a-low-density-use-within-PLA-6A-may-not-exceed-76-feet-if-any-part-of-that structure within-100-feet-of-the-lot-containing-a-low-density-use-within-PLA-6A-exceeds 16-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
School or Day Care Center		2rocess -H 8 Stapter -152	7,200 sq	ı,ft.		this use (70%	30'	D	8	See	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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Fraffie-cannet-significantly-impact-any-residential-neighborhood. Noise-cannet-significantly-impact-any-residential-neighborhood. Scale-and-placement-of-the-structure-must-be-in-harmony-with-the-residential-setting. G. 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. 1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of
	F 72-	Process IIA hapter 150		MOR	If according to the second sec	ommodate ! e students ldren, the 50' on each side his use ca amodate 13 tudents or dren, ther 20' on each side therwise, 5', but 2 side yards must equal at least 15' e Special gulation #	50°	PAGE	above average building e elevation.			Section 105.25	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. 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. Any-structure's herizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-let-gentaining-a-low-density-use-within-PkA-6A-exceeds is-feet-above-average-building-elevation. If any portion of a structure is adjoining a low density use within PkA-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 PkA-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. Hay locate on the subject property only if- a. It will serve the immediate neighborhood in which it is located: or
3628B/85A/p.6,	"["	- 1-0//15:74							L				b. It will not be detrimental to the character of the neighborhood in which it is located.
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or other information about parking and parking areas, see Chapter 105.

198 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.

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		5 6 N	To the second se	REQUIRE	D YAR	ids S	MAXIM Sylving Sign	TO SECOND			SPECIAL REGULATIONS [PEA 5A 60.30.a.3)
Mini-school or mini-day- care (7-12 attendees) Day-Care Hom [6 or less attendees]	<u> </u>	3,600 sq. ft.	<u>20'</u> See	5' but 2 side yards must equal 15' Special Re	10+	<u>60%</u>	30' above average building elevation.		B	See Sect. 105.25	 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. 7. An on-site passenger loading area must be provided if-this-use-can-accommodate-50-er-more-students-or-children. Ine 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. 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. 8. May include accessory living facilities for staff persons. 9. 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. 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. Ine 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 max
3628B/85A/p.7/ Page 1418			lati	on #1							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: 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. May locate on the subject property only if
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V USE →	क् क्य	1 38	<i>\&</i>	/ 8	100	\ <u>\$</u> 8	7	3 3	/80	1 2 8 B	SPECIAL REGULATIONS
	,	· ·			Ì						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).
Convalescent Center	Process II Chapter 15	A 7,200 sq f	201	10' on each side	10'	70 %	30' above	<u>c</u>	В	1 for ea	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of
or Nursing Home			,	Special Re	1		<u>average</u> <u>building</u>			<u>bed</u>	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
				on #1	"		elevation.			ļ. 1	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
								١,			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: a. The height of that portion of the structure shall not exceed 15 feet above average
	i										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.
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Page 141R		<u> </u>		<u>, , , , , , , , , , , , , , , , , , , </u>	l ç		Ť	لها	<u>.</u>		or other information should provide and and
									L		for details of the regulations in this category, see Chanter 100
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G B PREGULATIONS	PEUM PROMINE P	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	REQUIRE	7	RDS S	MAXIM Sylving 30'	SAN STANKS		See	
Public Utility	None	None .	201	20' on each side bee Special kegulation	101	70%	30' above average building elevation	A	В	See Section 105.25	1. If the subject pr the alignment of i a. The City may r- Improvements Ma b. Any required y easterly extens c. Service and pa
Government Facility	Process IIA Chapter 150		20'	10' on each side ee Special egulation		70≰	30° above average building elevation	C See Spc. Reg.	8	See Section 105.25	ented away fro subject properi 2. Any-structure's-he centaining-a-lew- structure-within- 15-feet-above-ave low density use w a. The height of building eleval b. The horizontal 100 feet of the
								Total State			See the Section Horizontal Facade 3. May be permitted is necessary to po 4. Refer to Chapter ject property. 5. For a Government type of use on the uses.
Public Transit Snelter	None	None	None	None (one	100%	15' above average building' elevation		See Spc Reg	None	l. May be permitted traffic safety pro 2. May install trans
	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	a	l De deteri ase-Dy-Casi pecial Regi	basi	 	30° above average building elevation.		В	See Section 105.25	l. If the subject pr the alignment of a. The City may re lmprovements Me b. Any required y easterly extens c. Service and pa ented away fre subject proper 2. Any-structure-1s-h containing-a-low- structure-within- 15-feet-above-ave low density use w a. The height of
36288/85A/p.11, Page 142	12-1-87/T5:r		_							_	b. The horizontal 100 feet of the feet.
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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:

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. 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.

Any-structure's-herizental-dimension-that is-parallel-to-and-within-100-feet-of-a-let-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-elevations- 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 <u>Distance Between Structures Regarding Maximum</u>
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.

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 8 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.

2. 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:

a. The City may require the applicant to dedicate and improve land as snown in the Public Improvements Master Plan adopted by the City for 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. Any-structure is horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-let-containing-a-low-density-use-within-PLA-BA-may-not-exceed-75-feet-if-any-part-of-that structure-within-100-feet-of-the-lot-containing-a-low-density-use-within-PLA-BA-exceeds 15-feet-above-average-building-elevation-- If any portion of a structure is adjoining a low density use within PLA-BA, then either:

a. The height of that portion of the structure shall not exceed 15 feet above average

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.

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

See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> 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 sub-

ject 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.

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	ione	5,000-sq.ft. per-unit 3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15' See Specia Regulation	10'	-50% 70%	25' above average building elevation	E	А	2.0 per Unit	 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 loth Street, the following regulations apply: Ine City may require the applicant to dedicate and improve land as snown 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
Attached or C	trecess-IIB hapter-152 lone	with-at least-l,800 sq:ft:-per unit: 	any ting ing use must for stru abov ing also	side yards must equal at least 15'	ard of but- ain- y SA ed 1' ds 20' wild- See	-50% 70%	If-the- develop- ment-con- teins-at least-one acre;-then 30' above average building elevation. Otherwise, 20'-above average building elevation;		A	1.7 per Unit	alignment of that right-of-way to loth 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. Any required yard of the subject property abutting the 4th Avenue 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. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 3. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within 100 feet of the lot-containing a low-density use within 14A 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.
3641B/85A/p.1/d-	10-87/DC:rk									-	4. The-subject-property-must-contain-at-least-200-sq-ft,-per-unit-of-common-open-space-switable-for-many-activitiosIf-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-feetIn-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. REGULATIONS CONTINUED ON NEXT PAGE
<u> </u>		<u> </u>	1 0		<u> </u>			۱ و	لها		or other information about parking and parking areas, see Chapter 105.
90 Footin	sedor	<u>.</u>			 .			L			— For details of the regulations in this category, see Chapter 105. — 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 wards, see Chapter 115.

CHART	Zone LSection
SPECIAL REGULATIONS	PLA 58 60.30.b.1)
REGULATIONS CONTINUED FROM PREVIO	US PAGE
b. For 21 units or more, the open space must be in one or width of at least 40 feet. The required common recreational open space may be reduced permanent outdoor furniture, pool, cooking facilities, place these outdoor provisions provided in the common open space these outdoor provisions provide comparable recreational of space that is reduced, based on the number of residents the Also, the required minimum dimension for the open space of may also be reduced in proportion to the reduced open space. S. Chapter 115 contains regulations regarding nome occupation facilities and activities associated with this use. 6. Refer to Chapter 1 to determine what other provision of the property.	d to 150 square feet per unit if ayground equipment and/or a . The City shall determine if apportunities as would the open hat they would serve at one time. ontaining these outdoor provision te area. In and other accessory uses,

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.

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			1		1	<u> </u>	1 % QE	139	180	1 4 8 8 T	SPECIAL REGULATIONS 1. If the subject property abuts the 4th Avenue right-of-way or the easter
Office Use	<u>None</u>	7200- sq.ft.	any ting ing use must for stru abov buil See	5', but 2 side yard must equa at least 15' required y structure a lot cont a low densiv vithin PLA be increase each 1' the ture excess ing eleval also Specia aton #1.	ard of abut- tain- ity 5A sed 1'- at	70%	If-the- develop- ment-con- tains-at- least-one- acro,-then 30' above average building elevation. //+/// Otherwise, 20'-above average building elevation.	L I	ע	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area 1 per each 300 sq.ft. of gross floor area	the alignment of that right-of-way to 10th Street, the following regula. The City may require the applicant to dedicate and improve land as Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue r be regulated as a front yard. c. Service and parking areas must, to the maximum extent possible, be oriented away from the 4th Avenue right-of-way unless primary venic the subject property is directly from that right-of-way. Primary venicular access must be directly from 6th Street or 4th Avenue The City may limit access points onto 6th Street and require traffic c and right-of-way realignment. Any structure is norizontal-dimension-that-is parallel-to-and-within-HO containing a-low density-use within-PLA 5A-may not exceed 75-feet-if-a structure within-100-feet-of-the-lot-containing-a-low density-use-within-100-feet-above average building-elevations. If any norting of a structure
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83					Ĭ			Ĭ	Ĭ		or other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
Foot	notes	. .			<u>, </u>		. L				For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter For details regarding required yards, see Chapter 115.

Section 60.30.b.2

- erly extension of lations apply: shown in the
 - right-of-way will
 - located and cular access to
- ue.
- control devices
- 00- feet- of -a -lot any-part-of-that hin-PLA-5A-exceeds ure is adjoining a
 - et above average
 - re which is within 11 not exceed 75 ctures Regarding
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DIFOCTIONS FIRST, read down to find USE... FIRST, read down to find USE... USE ZONE CHART Section Zone MINIMUMS MAXIMUMS 58 Sylven Mark REQUIRED YARDS PLA 58 60.30.b.3) MEIGHY A. S. SOS SPECIAL REGULATIONS A veterinary office is not permitted in any development containing dwelling units. Development Process-IIB One-acre 5'. but 2 10' 70% If-the-See Containing If the subject property abuts the 4th Avenue right-of-way or the easterly extension of Chapter-152 with-at developside yards Section None the alignment of that right-of-way to 10th Street, the following regulations apply: Stacked or least-1,800 must equal ment-con-105.25 a. The City may require the applicant to dedicate and improve land as shown in the Attached sq:ft:-per at least tains-at-Dwelling Public Improvements Master Plan adopted by the City for this area. unit -- See least-one b. Any required yard of the subject property abutting the 4th Avenue right-of-way will units and Special acre, -then Office uses. Regulation The required yard of 30' above be regulated as a front yard. c. Service and parking areas must, to the maximum extent possible, be located and See Special 16-for any structure abutaverage oriented away from the 4th Avenue right-of-way unless primary vehicular access to Regulation the-maximum ting a lot containbuilding amount-of the subject property is directly from that right-of-way. ing a low density elevation. office-space use within PLA 5A allowed: must be increased 1 Primary vehicular access must be directly from 6th Street or 4th Avenue. 141111 The City may limit access points onto 6th Street and require traffic control devices Otherwise. for each 1' that 20'-above and right-of-way realignment. 7:200-sq.ft. structure exceeds 20 Any structure's horizontal dimension that is parallel to and within 100 feet of a lot average containing a-low density-use within-PLA-5A-may not exceed 75-feet-if any part-of that with-2:400 abové average báildbuildingstructure within-180 feet of the lot-containing a low-density-use-within-PLA 5A exceeds sq:ft:-per ing elevation. See elevation. 15 feet above average building-elevation. If any portion of a structure is adjoining a unit:--3,600 also Special Regulasq. ft., low density use within PLA 5A, then either:

a. The height of that portion of the structure shall not exceed 15 feet above average tion #1-2 with at least 1,800 building elevation, or The horizontal length of any facade of that portion of the structure which is within sq. ft. per 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 unit. See feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Special-Regulation Maximum Horizontal Facade Regulation for further details. 6. The maximum amount of allowable floor area for office-use is computed using the #6 for the maximum following formula: fine maximum-number-of-dwelling-units-allowed on-the-subject-property ---- The number-of amount-ofdwelling units proposed - x - the average square-footage of the dwelling units proposed office space allowed. - The-amount of square footage-available for office use: -7.6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8.7_The-subject-property-must-contain-at-least-200-sq.-ft.-per-unit-of-common-open-space-switable-for-many-activities---If-the-subject-property-contains-six-or-more-units--thisrequired-open-space-must-be-in-one-or-more-pieces-each-having-a-length-and-width-of-atleast-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-andwidth-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. Inis 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 3641B/85A/TS: br/p.7/12-2-87 or other information about parking and parking areas, see Chapter 105. Page For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chap Footnoues 145 -For details of what may exceed this height limit, see Chapter 115 .----For details regarding required yards, see Chapter 115.







CHART	70m2 Section
	Pie 58 60.30.b.3)

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE

Ine 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. Ine 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
 - 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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DIFOCUOUSS THEN, ACTORS for REGILATIONS. USE ZON CHART Zone Section MINIMUMS MAXIMUMS REQUIRED YARDS 60.30.ь.4) A STATE OF THE STA SOS SPECIAL REGULATIONS Church Process-LLA .200 sq.ft. 20° on 70% 30' above If the subject property abuts the 4th Avenue right-of-way or the easterly extension of Chapter - 150each side average Section the alignment of that right-of-way to 10th Street, the following regulations apply: Process 1 The required yard of building 105.25 The City may require the applicant to dedicate and improve land as shown in the Chapter 145 any structure abutelevation. lfor Public Improvements Master Plan adopted by the City for this area. ting a lot containevery 4 Any required yard of the subject property abutting the 4th Avenue right-of-way will ing a low density people be regulated as a front yard. use within PLA 5A based on Service and parking areas must, to the maximum extent possible, be located and must be increased l' max i mum oriented away from the 4th Avenue right-of-way unless primary vehicular access to for each 1' that occupancy the subject property is directly from that right-of-way. structure exceeds 20' load of 2. The City may limit access points onto 6th Street and require traffic control devices and above average buildany area right-of-way realignment. ing elevation. See of wor-Any structure's horizontal dimension that is parallel to and within 100 feet of a lot also Special Regulaship. containing a low density use within PLA SA may not exceed 75 feet if any part of that tion || 1. see Spec. structure within-189 feet-of the-lot-containing a-low density-use within-PLA 5A-exceeds Reg. **#**5. 15 feet-above-average building-elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either: The neight 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 snall 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 I 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 or other information about parking and parking areas, see Chapter 105. Page For details of the regulations in this category, see Chapter 100.

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

For details regarding required wards, see Chapter 115.







SKS	DIFOCUIONS: FIRST, read down to find USE THEN, across for REGILATIONS.	USE ZON	CHART
ĬĬ	/ MINIMUMS		Zone Section
SEGULATION	REQUIRED YARD		PLA 58 60.30.b.51
Care Center	Committee of this use is adjointed to the internal form of the internal	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. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. Service and parking areas must, to the maximum extent possible, be located and or fented 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 are lignment. 3. Any-structure of density use with the Plah-54 may not exceed 75-feet if-may part of stantshocking a low density use with the Plah-54 may not exceed 75-feet if-may part of stantshocking a low density use within Plah-54, then either: a. The legit of that portion of the structure shall not exceed 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within Plah-54, then either: a. The legit of that portion of the structure shall not exceed 15 feet above average building for any facade of that portion of the structure which is altered to that portion of any facade of that portion of the structure which is altered to the lot containing a low density use within Plah-54 shall not exceed 15 feet above average to the lot containing a low density use within Plah-54 shall not exceed 15 feet above average to the lot containing a low density use within Plah-54 shall not exceed 15 feet above average to the lot containing a low density use within Plah-54 shall not exceed 15 feet above average to the lot containing a low density use within Plah-54 shall not exceed 15 feet above average to the lot containing a low density within Plah-54 shall not exceed 15 feet above average to the lot containing a low
88			or other information about parking and parking areas, see Chapter 105.
Footin	otes		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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			ONS CONTINUED FR	OM PREVIÕUS	PAGE .				REGULATIONS CONTINUED FROM PREVIOUS PAGE
Mini-school or mini-day care (7-12 attendees) Day-Care Hon (6 or less attendees)	<u>Hone</u>	3,600 sq. ft.	20' 5' but 2 side yards must equal at least 15' Ine required y any structure a lot containi density use wi muss be increa eace 1' that s excred 20' abo building eleva also Special R	ard of butting og a low thin 7 a seed 1 for ructures e average	30 above average building elevation.	51	BI	See Sect 105.25	
Convalescent Center Or Mursing Home	Process 1 Chapter 14		20' 13' on each side Ine required yar any structure ah a lot containing density use with must be increase each ' that str exceed 20' above building elevati hiso special Reg	utting a low n PTA 5A b l' or uctures average on. See	30' above average building elevation.	c	8	l for eac bed	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 regular the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
Fool	10162	L							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.





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7				Section
			PLA 5B	60.30.b.5}
	SPECIAL	REGULATIONS	<u> </u>	<u> </u>

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.

Refer to Chapter 1 to determine what other provisions of this Code may apply to the

Subject property.

The Lity may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.

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2 2 2	f Directions: 1.	ST. read down to find USE EN, across for REGULATIONS.	USE Z	ZON CHART	
⊕nse C	\$ 5 %	MINIMUMS REQUIRED YARD	MAXIMUMS (4)	ZOM® Section S	- 1
Public Utility	Arecess HA None Enepter 150 Process 1 Chapter 145	20' 20' on 20' 7' each side The required yard of any structure abuilting 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	ox 10 above A B See	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 Publi Improvements Master Plan adopted by the City for this area. o. Any required yard of the subject property abutting the 4th Avenue 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 venicular 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. Any building's horizontal-dimension-that is-parallel-te-and-within-100-feet-of-a-bot containing-a-low density-use within-PLA-5A-exceeds is feet-above-average building elevation- If any portion of a structure is adjoining a low density use within PLA-5A exceeds is feet-above-average building elevation- If any portion of a structure is adjoining a	be e d
Government facility	Process 11A None Chapter 150 Process 1 Chapter 145	20' 10' on 10' 70' each side The required yard of any structure abutting a lot containing a low density use with PtA SA must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1		Yes being of that portion of the structure shall not exceed to feet above average	l ty tne
36418/85A/p.15	/12-2-87: br			36418/85A/p.16/12-2-87: br	
Foot	Noves .			For details of what may exceed this height limit, see Chapter 115. For details of what may exceed this height limit, see Chapter 115. For details regarding required vards, see Chapter 115.)(£4







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Public Transit Shelter	None	None ·	0'	0,	0,	100%	15' above average building elevation		See Spc. Reg.	None
Public Park	If one acre or more, Process IIA Chapter 150 Otherwise, None	None		ll be deter case-by-cas		s	BO' above average building elevation,		В	See Section 105.25
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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.

SPECIAL

 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 snown in the Public Improvements Master Plan adopted by the City for this area.

b. 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. Any-buildingis-horizontal-dimension-that-is-parallel-to-end-within-190-feet-of-a-lot-containing-a-low-density-use-within-PLA-SA-may-not-exceed-75-feet-if-any-part-of-that-structure-within-190-feet-of-the-lot-containing-a-low-density-use-within-PLA-SA-exceeds-15-feet-above-average-building-elevation,--If any portion of a structure is adjoining a low density use within PLA-SA, then either:

low density use within PLA 5A, then either:

a. The height of that portion of the structure shall not exceed 15 feet above average

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.

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.

36418/85A/p.18/12-28-87/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 vards, see Chanter 115

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Detached	Process 118	-5,000- sq. ft.	201	5', but	10.	-50 K	25' above	E	A	2 0 per		
Owelling Units	Chapter- 152		S	2 side yards must equal at least 15' ee Special egulation	t - 1	70%	25' above average building elevation	E	A	2.0 per Unit	If the su the aligne a. The C Public b. Any re be ree c. Any re rear d. Servic orient the ss Chapter 1 facilities	subject property abuts the 4th Avenue right-of-way or the easterly extension of imment of that right-of-way to 10th Street, the following regulations apply: City may require the applicant to dedicate and improve land as shown in the ic Improvements Master Plan adopted by the City for this area. required yard of the subject property abutting the 4th Avenue right-of-way will egulated as a front yard. required yard of the subject property abutting 5th Avenue will be regulated as a yard. required yard of the subject property abutting 5th Avenue will be regulated as a yard. rice and parking areas must, to the maximum extent possible, be located and inted away from the 4th Avenue right-of-way unless primary vehicular access to subject property is directly from that right-of-way. 115 contains regulations regarding home occupations and other accessory uses, es and activities associated with this use. 1 Chapter 1 to determine what other provision of this Code may apply to the subperty.
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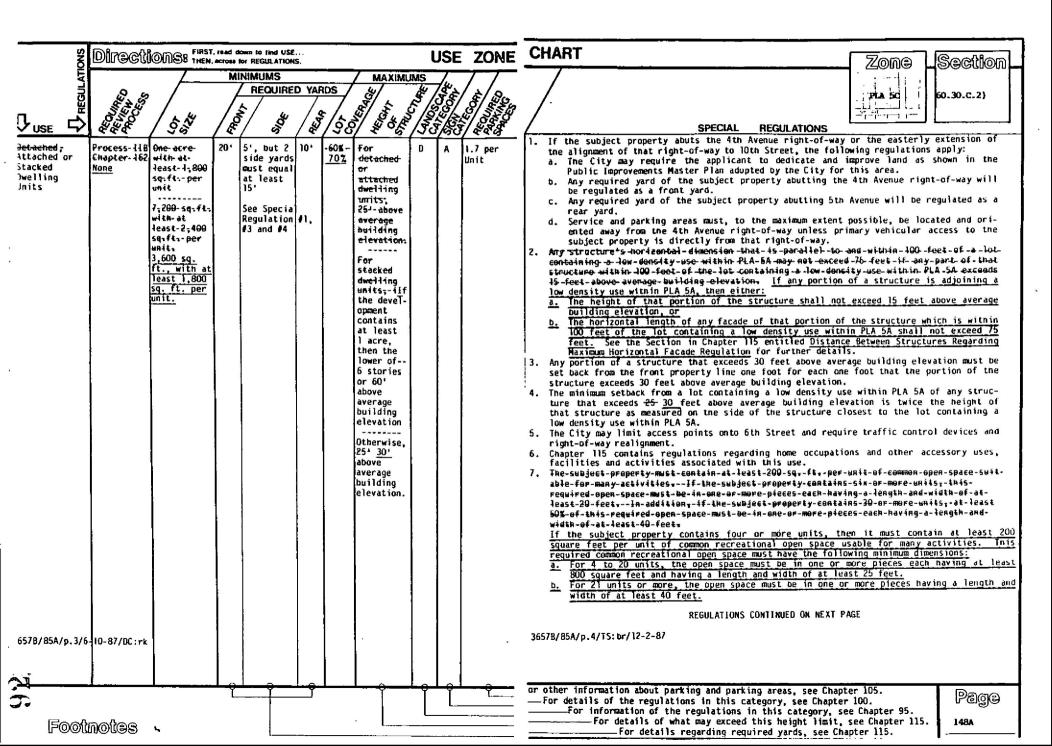


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	SPECIAL	REGULATIONS	11 : 11	J L

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 snall 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.

Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-

3657B/85A/p.5/TS: br/12-2-87

ject 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.

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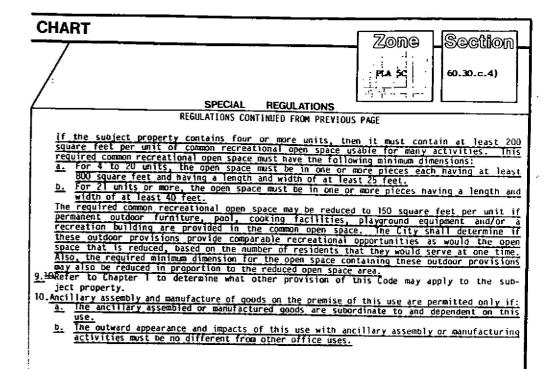
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Si	Direct	IONS THEN	, read de	own to find USE or REGULATION	 IS.			U	ISE	ZONE	CHART Zone Section
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Office Use 3657B/85A/p.5/	Process-14i-Chapter-15i None 5-10-87/0C:r	None	20'	5', but 2 side yards must equal at least 15' See Specia Regulation #1, #3 and	10°	70 x	If the development contains, at least one acre, the the lower of 6 stories or 60' above average building elevation. Otherwise 25'-30' above average building elevation.	C	0	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	1. If the subject property abuts the 4th Avenue right-of-way or the esterly 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. Any required yard of the subject property abutting the 4th Avenue 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 makes primary venicular access to the subject property is directly from that right-of-way primary venicular access to the subject property is directly from that right-of-way. 2. Any-structure's nearloantal diamassion that is parallel-to-and within -100 feet of themosynetheles are allel-to-and within -100 feet of themosynetheles are allel-to-and-intervenients. In 100 feet of themosynetheles are allel-to-and-intervenients in 100 feet of themosynetheles are allel-to-and-intervenients. In 100 feet of themosynetheles are allel-to-and-intervenients and themosynetheles are allel-to-and-intervenients. In 100 feet of the 10t containing a low density-use within PLA 5d asynetheles are allel-to-and-intervenients. In 10th 10th 10th 10th 10th 10th 10th 10th
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Containing	Process-Highapter-HS2 None	with-at teast-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 T.800 sq.ft.per unit. See_Special-Regulation-47-for the maximum anount of-space-allowed	}	5', but 2 side yard must equa at least 15' See Speci Regulatio #2, #4 an #5	s 1	70%	If the develop-ment contains at least one acre, then tower of 6 stories or 60 above average building elevation. Otherwise, 25'-above average building elevation.	С	D	See Section 105.25	1. A veterinary office is not permitted in any development containing dwelling units. 2. 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 required the applicant to dedicate and improve land as snown in the Public improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue 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 front yard. d. Service and parking areas must, to the maximum extent possible, be located and driented way from the 4th Avenue right-of-way unless primary venicular access to the subject property is directly from that right-of-way. 3. Any structure's-new-tenstal-dimension-that-is-parallel-to-and-within-100-feet-of-a-lot containing a-low density use within PLA-6 fact and containing a-low density use within PLA-6 fact and containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the containing a low density use within PLA-5 at the portion of the structure exceeds 30 feet above average building elevation in the structure access and the side of the structure class to the lot containing a low density use within PLA-5 and a containing a low density use within PLA-5 and a containing a low density use within PLA-5 and a containing a low density use w	
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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 □	E E E	55	1			7/\$8	? <u>ે</u> / ફ્રૅ &ટ્રે	<i>Ţ</i>	\$\@	\$\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	SPECIAL REGULATIONS
Church	Process-11A Chapter-150 Process I Chapter 145	1	Re	20' on each side also Speculation #1 and #4	20°	70%	The lower of 6 stories or 60' above average building elevation.	C	В	See-Section-165.25 I for every 4 people based on maximum occupanc load of any area of worship. See Special Reg. #7	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension 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 Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way wide regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as rear yard. d. Service and parking areas must, to the maximum extent possible, be located and or ented away from the 4th Avenue right-of-way unless primary vehicular access to t subject property is directly from that right-of-way. 2. Any-structure's herizontal-dimension-that-is-garallel.to-and within 100 feet of-a.l containing-a-low density-use-within-PlA-5A-may-not-exceed-75-feet-if-any-part-of-attencture-within-100 feet of-tha-late containing-a-low-density-use-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-100 feet of-tha-late containing-a-low-density-use-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-PlA-5A-exceed-15-feet-if-any-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-within-part-of-attencture-
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School or Day-Care Center The system of this use is a commodate of under the system of the students or children, there is a diplomate of the system of the	The lower of 6 stories or 60' above average building elevation.	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 improvements Asster Plan adopted by the City for this area. D. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. C. Any required yard of the subject property abutting the 4th Avenue will be regulated as a front 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 venicular access to the subject property is directly from that right-of-way. 2. Any-structure's horizontal-dimension that is parallel-tu-and-within 100 feet of 10t containing - 10m density on density on density use within Hull-feet-of-the-loc-containing - 10m density use within FlA 5A may not exteed 75 feet. from 40m density use within FlA 5A, then either: a. The height of that portion of the structure shall not exceed 15 feet above average. In height of that portion of the structure shall not exceed 15 feet above average building elevation. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a 10m density use within FlA 5A shall not exceed 15 feet above average building elevation in the structure which is structure Reparding Maximum Horizontal Facade Regulation for further details. Any portion of a structure that exceeds 30 feet above average building elevation and the structure as measured on the side of the structure closest to the 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 of any structure play and structure as measured on the side of the structure closest to the lot containing a
Footmotes		For details of the regulations in this category, see Chapter 100. For Information 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		MINIMUMS	USE ZON	Zone Section
Mini-school or mini-day-care (7-12 attendees) c Day-Care Hon (5 or less attendees)		20' 5' but 10' 70% 2 side yards must equal at least 15' See Special Regu- lation #1, #3 and #4	If the development E B See Sect 105.25 If 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 fear 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 venicular access to the subject property is directly from that right-of-way. 2. He hav 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 wrice 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. 8. Structured play areas must be setback from all property lines by 5. 9. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 10. The location of parking and passenger loading areas shall be designed to reduce impacts on mearby residential uses. 11. Refer to Chapter 1 to determine what other pro
Foots				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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Convalescent Center or Nursing Home	Process I Chapter 145	REGULATI	ONS COI	NIMUMS REQUIRE	PREVI	10US PM	MAXIM By By By By By By By By By B	_	7	ZON		SPECIAL REGULATIONS REGULATIONS CONTINUED FROM PREVIOUS PAGE 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 reguire 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. 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	
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g Direction	FIRST, read down to find USE THEN, across for REGULATIONS.	USE ZON	CHART Zo
Public Process-14A None Utility Gnapter -150	MINIMUMS REQUIRED YARDS 20' 20' on each side	MAXIMUMS The lower A B see section	SPECIAL REGULATIONS 1. If the subject property abuts the 4th Avenue right-of-way or the the alignment of that right-of-way to 10th Street, the following re
Process I Chapter 145 Government Process HA None	See Special Regulation #1, #3 and #4	stories or 60' above average building elevation.	 a. The City may require the applicant to dedicate and improve Public Improvements Master Plan adopted by the City for this ar b. Any required yard of the subject property abutting the 4th Av be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue rear yard. d. Service and parking area must, to the maximum extent possible ented away from the 4th Avenue right-of-way unless primary versions.
Facility Chapter 150 Process 1 Chapter 145	See Special Regulation #1, #3 and #4	of 6 stories or 5ee stories or 60' above Req. average building elevation.	ented away from the 4th wender fight-of-way. 2. Any structure's horizontal-dimension that is-parallel-to and with containing a low density-use within PLA-5A way not exceed 75 feet structure within 100 feet of the 10t containing a low-density use its feet above average building elevation. If any portion of a st low density use within PLA-5A, then either: a. The height of that portion of the structure shall not exceed building elevation, or b. The horizontal length of any facade of that portion of the structure. See the Section in Chapter 115 entitled Distance Betwee Maximum Horizontal Facade Regulation for further details. 3. Any portion of a structure that exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within ture that exceeds 25 30 feet above average building elevation in that structure as measured on the side of the structure closest to low density use within PLA-5A. 5. The City may limit access points onto 6th Street and require trafficipt-of-way realignment. 6. May be permitted only if locating this use in the immediate area is necessary to permit effective service to the area or the City at 1 Refer to Chapter 1 to determine what other provision of this Code ject property. 8. For a Government Facility use, Landscape Category A or B may be the type of use on the subject property and the impacts associating arbitrage and the subject associating area or the city are and the subject property and the impacts associating arbitrage area or the subject property and the impacts associating arbitrage area or the subject property and the impacts associating arbitrage are not the subject property and the impacts associating arbitrage are not associated area or the subject property and the impacts associating arbitrage area or the subject property and the impacts associating arbitrage area or the subject property and the impacts associating arbitrage area or the subject property and the impacts associating arbitrage area or the subject property an
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Section)M@ 60.30.c.7 easterly extension of gulations apply: land as shown in the venue right-of-way will will be regulated as a , be located and orienicular access to the rin-180 -feet-of-a-lotet if any part of that within PLA-5A exceeds ructure is adjoining a 15 feet above average ucture which is within 5A shall not exceed 75 n Structures Regarding lding elevation must be hat the portion of the PLA 5A of any strucis twice the height of o the lot containing a fic control devices and of the subject property a whole. may apply to the subrequired depending on ed with the use on the

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

For information of the regulations in this category, see Chapt

-For details of what may exceed this height limit, see Cha

For details regarding required yards, see Chapter 115.

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Public Transit Snelter	None	None	0'	0,	1	100%	15' above average building elevation		ee pc. eg. 2	tone	1. 2.	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 one acre or more, then Process IIA Chapter 150 Otherwise, None	None		l be determ			Ine lower of 6 stories or 60' above average building elevation.		В	ee ection 05.25	2. 3. 4. 5.	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. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 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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rijooti	notes	S .						L	<u> </u>			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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Detached Dwelling Units	None	-5,000 sq.ft per Unit 3,600 sq. ft.	. 20' Ser Res	5', but 2 side yards must equal at least 15' e also Sper gulations i	10'	50% 60%	25' above average building elevation	Ε	A	2.0 per . Unit	3.	For this wilf the sub, the alignma. The Cit Public b. Any require to C. Any require a rear d. Service ented a subject Chapter 11 facilities Refer to C subject procession of the subject procession of t		
-Detached, Attached or Stacked Dwelling Units	Precess III		Re #3	5', but 2 side yards must equal at least 15' also Spec gulation #1 and #4		60%	for Detached, or Attached Owelling-Whits, 261 above-average building-building elevation. For Stacked Owelling-thits, 41f the development contains at least one acre, then the lower of-60' above average building elevation. Otherwise, 25' 30' above average building elevation.	D	A	1.7 per Unit	1. 2. 3. 4.	If the sub the alignm a. The Cit Public b. Any req be regu c. Any req a rear d. Service ented a subject If any por either: a. The hei buildin b. The hor within exceed Any structure axceeds - If entitled for furthe Any portio be set bac of the str The minimus structure of that s containing Chapter II facilities		

Restionshood

CHART

Zone

Section

60.30.d.1)

1. For this use, only one dwelling unit may be on each lot regardless of lot size.

SPECIAL.

 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.

REGULATIONS

b. Any required yard of the subject property abutting the 4th Avenue 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.

 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:

a. The City may require the applicant to dedicate and improve land as snown in the Public Improvements Master Plan adopted by the City for this area.

D. Any required yard of the subject property abutting the 4th Avenue 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.

 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 SA shall not exceed 75 feet.

Any structure's horizontal-dimension that is parallel to and within 100 feet of a for 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.

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 -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

r 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.

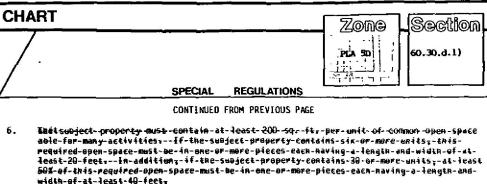
For details of what may exceed this height limit, see Chapter 115.

For details regarding required yards, see Chapter 115.

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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. Inis 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 naving at least 800 square feet and having a length and width of at least 25 feet.

For 2) 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.

Refer to Chapter 1 to determine what other provision of this Lode 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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REGI		' / .							<i>\$§</i>	\$ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	PA 50 60.30.d.2)
Juse	\$ \$ \$ \$	55			\\ \delta	DS S	MAXIMI W S S S S S S S S S S S S S	3			SPECIAL REGULATIONS
Jevelopment Containing Stacked, or Attached Welling Jnits and Jffice Uses. See Special Regulation #1 J6588/85A/p.3/6	Process-118 Chapter-162 None	with at- least-1,800 sq.ftper unit. 7200-sq.ft with at least-2400 sq.ftper unit 3,600 sq. ft., with at least 1,800 sq. ft. per unit. See Special Regulation #6-for maximum amount of Office space al-lowed.	Sec Re	5', but 2 side yards must equal at least 5' also Spec pulation #2 and #5	ial	30°	If the development contains at least one acre, then for 50's above average ouilding elevation.	c	0	See Section 105.25	1. A veterinary office is not permitted in any development containing duelling units. 2. 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. Ine City may require the applicant to dedicate and improve land as snown in the Public improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue 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 venicular access to the subject property is directly from that right-of-way. 3. If any portion of a structure is adjoining a low density use within PLA 5A, then extent the subject property is directly from that right-of-way. 3. If any portion of a structure is adjoining a low density use within PLA 5A, then building elevation, or building elevation, or p. The horizontal length of any facade of that portion of the structure which is within PLA 6 feet. Any structure is for the lot containing a low density use within PLA 5A shall not exceed 75 feet. Any structure is for the lot containing a low density use within PLA 5A shall not containing a low density use within PLA 6 feet above average building a low density use within PLA 6 feet above average building elevation in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 4. Any portion of a structure that exceeds 30 feet above average building elevation is twice the height of the structure as massing on the structure and the portion of the structure that exceeds 25 30 feet above average building elevation is twice the height of the structure as massing on the side of the structure closest to the lot containing a low density use within P
Foot	notes							L			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.







CH.	ART Zone LSection
/	SPECIAL REGULATIONS
	CONTINUED FROM PREVIOUS PAGE
	If the subject property contains four or more units, then it must contain at least 20 square feet per unit of common recreational open space usable for many activities. In 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 permanent outdoor furniture, pool, cooking facilities, playground equipment and/or recreation building are provided in the common open space. The City shall determine 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 or time. Also, the required minimum dimension for the open space containing these outdoor
<u>8. 9.</u>	provisions may also be reduced in proportion to the reduced open space area. Refer to Chapter I to determine what other provision of this Code may apply to trespect to reperty.

3658B/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.

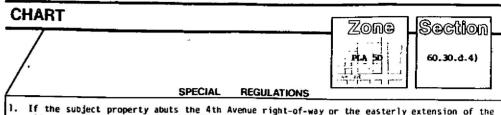
——For details regarding required yards, see Chapter 115.



SNO	Directi	ONS: FIRST	read down	to find USE. REGULATIONS			US	4OZ	CHART Zone Section
		10.50 10.50 10.50		REQUIRED	YARDS	MAXIMI W W W W W W W W W W W W W W W W W W	UMS UMS		SPECIAL REGULATIONS FLA SD 60.30.d.3)
Church	Process 114 Cnapter 150	7,200 sq.ft.	20' 2 e See a Regul		20' 70% al	The lower of 6 stories or 50' above average building elevation.	C B	See Section 105.25-1 for every 4 people based on maximus occupancy load of any area of worshit Special Req. 16	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 Emprovements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the the Avenue 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 griented 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 PtA 5A, then eline: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length or any facade of that portion of the structure which is writin 100 feet of the lot containing a low density use within PtA 5A shall not exceed 75 feet. Any Advanceds—15 -feet. Any Advanceds—15 -feet above—average—building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Requisition 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 in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Requilation for further details. 3. Any portion of a structure was everage building elevation in this structure has exceed 750 feet above average building elevation must be set back from the front property. 5. Posses—eanes exceed that normally easociated with a residential neighbourhood. 6. Posses—eanes exceed that normal pressociated with a reside
Foot	notes				<u> </u>				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.

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DIFOCILIONS FIRST, read down to find USE	USE ZON CHART
MINIMI IMS	/
Accommodate 50 or more students or children, ther 50' 50' on 50' aver each side If this use can accommodate 13 to 49 students or children, then 20' 20' on 10' each side (therwise, 20' 5', but 2 side yards must equal at least 15' See also Special Regulations	Interpretation of the subject property abuts the 4th alignment of that right-of-way to 10th a. The City may require the applicant Improvements Master Plan adopted by b. Any required yard of the subject pregulated as a front yard. C. Any required yard of the subject prear yard. d. Service and parking areas must, to ented away from the 4th Avenue risubject property is directly from the subject property is directly from the 1st any portion of a structure is adjoin a. The height of that portion of the building elevation, or b. The horizontal length of any facade feet of the lot containing a low den Any-structure within 100 feet-of-the-lot-of-feet-above average-building elevation. Between Structures Regarding Maximum Ho 3. Any portion of a structure that exceet
#1. #3 and #4	set back from the front property line structure exceeds 30 feet above average 4. The minimum setback from a lot contain that exceeds £5 30 feet above average structure as measured on the side of density use within PLA 5A. 5. May locate on the subject property only a. It will serve the immediate neighbor b. It will not be detrimental to the ch. A 6 foot high fence is required along to for mini-schools and mini-day-care centequired. 7. Hours of operation may be limited to retain the set of this use can accommodate a. 20 feet if this use can accommodate b. 10 feet if this use can accommodate c. Otherwise, 5 feet. 9. An on-site passenger loading area must students-en-children. The City shall on a case-by-case basis, depending abutting right-of-way improvements. right-of-way improvements. right-of-way improvements or other menearby residential uses. 10. May include accessory living facilities. 11. Refer to Chapter 1 to determine what oproperty. 12. The location of parking and passenger any nearby residential uses. 13. These uses are subject to the requirement information about parking and parking and parking services (WAC 388-73).



- Avenue right-of-way or the easterly extension of the Street, the following regulations apply: to dedicate and improve land as shown in the Public
 - the City for this area. property abutting the 4th Avenue right-of-way will be
- property abutting 5th Avenue will be regulated as a
- to the maximum extent possible, be located and ori-
- ignt-of-way unless primary vehicular access to the nat right-of-way.
- ning a low density use within PLA SA, then either:
 - e structure shall not exceed 15 feet above average
 - of that portion of the structure which is within 100 msity use within PLA 5A small not exceed 75 feet.

that is -parallel -to -and within -100 feet - of -a - lot PLA-5A-may-not-exceed-25-feet-if-any-part-of-that containing-a-low-density-use within PLA 5A exceeds-15 . See the Section in Chapter 115 entitled Distance orizontal Facade Regulation for further details.

- eds 30 feet above average building elevation must be e one foot for each one foot that the portion of the e building elevation.
- ining a low density use with PLA 5A of any structure ige building elevation is twice the neight of that the structure closest to the lot containing a low
- y if-
 - rnood in which it is located; or
 - haracter of the neighborhood in which it is located.
- the property lines adjacent to the outside play areas nters only, along the side-and-rear-property-lines-is-
- educe impacts on nearby residential uses.
- from all property lines as follows: 50 or more students or children.
 - 13 to 49 students or children.
- st be provided.if-this-use-can-accommodate-50-or-moredetermine the appropriate size of the loading areas on the number of attendees and the extent of the Car pooling, staggered loading/unloading time, eans may be required to reduce traffic impacts on any
- es for staff persons.
- other provision of this Code may apply to the subject
- · loading areas shall be designed to reduce impacts or
- rements established by the Department of Social and 3658B/85A/p.10/12-4-87/DC:np

ing areas, see Chapter 105. ategory, see Chapter 100.

in this category, see Chapter 95. exceed this height limit, see Chapter 115. -For details regarding required yards, see Chapter 115.

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Ş	Direct	ONS: FURST	, reed d	fown to find US	E			ī	ISE	70N	CHART
		7		INIMUMS			/ MAXIMI		7	- 2014	Zone Section
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_ 8	\$ # F			5/	\overline{Z}	. 7	\$ 5	15 /S	\§/	/ \$ / £ s	FA.50 (60.30.d.4)
USE □	<i>\$2.50</i>	53		\$ 00	J. J. J. J. J. J. J. J. J. J. J. J. J. J	5/50	\$\\ \&\ \&\ \&\ \&\ \&\ \&\ \&\ \&\ \&\	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	¥\&	\$/38°	[[
	466					730	1 8 36	130	_		SPECIAL RECALLATIONS
Mini-school or mini-day Care (7-12 attendees) Day-care home (6 or less attendees) 36588/367A/p.		3,600 sq.	<u>20 °</u> See		10 °	60%	If the development contains a least one acre, then the lower of 5 stories or 60 above average building elevation. Otherwise, 30 above average building elevation.	Ę	B.	See Sect 105.25	SPECIAL REGULATIONS 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 way reguire the applicant to dedicate and improve land as snown 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 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 venicular 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 Structure Regarding Maximum Horizontal Facade Regulation for further details. 2. 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 is twice the height of that structure exceeds 30 feet above, average building elevation is twice the height of that structure exceeds 30 feet above, average building elevation is twice the height of that structure exceeds 30 feet above, average building elevation is twice the height of that structure exceeds 30 feet above, average building elevation is twice the height of that structure exceeds 30 feet above, average building elevation is twice the height of that structure details. Any portion of
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F00t1	Nores	<u> </u>									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 93. For details of what may exceed this height limit, see Chapter 115. For details regarding regulated wards are Chapter 115.





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Convalescent Center or Nursing Home	Chapter 150		See Sp	10' on each side ectal Requ 11, 44 an	10' 701	The lower of 6 stories or 60 above average building elevation	<u>. c</u> .	B 6	for each	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: 4. 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. 5. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. 6. Any required yard of the subject property abutting 5th Avenue will be regulated as a front yard. 7. Any required yard of the subject property abutting 5th Avenue will be requilated as a area yard. 8. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way. 9. If any portion of a structure right-of-way, unless primary vehicular access to the subject property is directly from that right-of-way. 9. In height of that portion of the structure shall not exceed 15 feet above average building elevation, or 9. The horitontal length of any facede of that portion of the structure which is within PLA 5A shall not exceed 25 feet; see the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facede Requiation for further density use within PLA 5A shall not exceed 25 feet; see the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facede Requiation for further density use with PLA 5A of any structure structure exceeds 30 feet above average building elevation. 9. The minimum setbeact from a lot containing a low density use with PLA 5A of any structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
Footi	notes	<u> </u>								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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SKS	Directions: 142	ST, read down to land USE M, across for REGULATIONS.		USE ZON	CHART Zo	<u></u>
THE COLLATIONS	\$ 5 %	MINIMUMS REQUIRED YARDS	MAXIMU A A A A A A A A A A A A A A A A A A A	MS W S S S S S S S S S S S S S S S S S S	SPECIAL REGULATIONS	
Public Utility Government Facility	Process IIA None Chapter 150 Process IIA None Chapter 150	20' 20' on 20' ro each side See also Special Regulations #1, #3 and #4 20' 10' on 10' ro each side See also Special Regulations #1, #3, and #4	of 6 stories or 60' above average building elevation. The lower of 6 stories or	A B See Section 05.25	1. If the subject property abuts the 4th Avenue right-of-way or the the alignment of that right-of-way to 10th Street, the following a. The City may require the applicant to dedicate and improve Public Improvements Master Plan adopted by the City for this a b. Any required yard of the subject property abutting the 4th Avenue a rear yard. c. Any required yard of the subject property abutting 5th Avenue a rear yard. d. Service and parking areas must, to the maximum extent possible ented away from the 4th Avenue right-of-way unless primary ve subject property is directly from that right-of-way. 2. If any portion of a structure is adjoining a low density use either: a. The height of that portion of the structure shall not exceed building elevation, or b. The horizontal length of any facade of that portion of the vithin 100 feet of the lot containing a low density use will exceed 75 feet. Any structure is horizontal-dimension-that-is-parallel-to-and wit containing a-low density use within PLA-54 may not exceed 75 feet structure within 100 feet of the lot containing a low density use within PLA-54 may not exceed 75 feet structure within 201 feet of the lot containing a low density use within PLA-54 may not exceed 75 feet structure within 201 feet of the lot containing a low density use within PLA-54 may not exceed 75 feet structure details. 3. Any portion of a structure that exceeds 30 feet above average building elevation for further details. 3. Any portion of a structure that exceeds 30 feet above average be set back from the front property line one foot for each one of the structure exceeds 30 feet above average building elevation that structure exceeds 30 feet above average building elevation that structure exceeds 30 feet above average building elevation that structure exceeds 30 feet above average building elevation that structure exceeds 30 feet above average building elevation that structure as measured on the side of the structure containing a low density use in the property is necessary to permit eff	regular land land land land land land land land
		<u> </u>			or other information about parking and parking areas, see Chapter 105.	_

Footnotes 5

Section 60.30.d.5)

- easterly extension of egulations apply:
 - land as shown in the
 - enue right-of-way will
 - will be regulated as
 - e, be located and ori-hicular access to the
- within PLA 5A, then
 - 15 feet above average
 - e structure which is hin PLA 5A shall not

trin-100 feet of a-1ot t-if-any-part-of-inat ty-use-within-PEA-5A ction in Chapter 115 tal Facade Regulation

- ilding elevation must foot that the portion
- within PLA 5A of any on is twice the height closest to the lot
- of the subject propity as a whole.
- ode may apply to the
- required depending on ed with the use on the

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.

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Public Transit Shelter	None	None	0.	0'	0'	100%	15' above average building elevation		ee pc. eg. 2	lone	
Public Park	If one acre or more, then Process IIA Cnapter 150 Otherwise, None	None	Wi	ll be deterr case-by-case	ined basi	pn 5	The lower of 6 stories or 60 above average building elevation.			see section 105.25	
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CHART Section **Zone** PLA 5D 60.30.d. 6) A.

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.

SPECIAL

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 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 eitner:

a. The neight 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 SA 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 - SA exceeds -15-feet-above-average-building-elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

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 neight 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.

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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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<u>Š</u>		ONS: FIRST			ds.	**	,		JSE	ZONE	Zone Section
SECULATION		25.6	MI Z	REQUIRE	$\overline{}$	IDS /	MAXIMI B B B B	MS S S S			SPECIAL REGULATIONS
Detached Dwelling Units	None	5,000 sq.ft. per-unit 3,600 sq.f	50,	5', but 2 side yards mus equal at least 15'	101	-50≰ 60%	25' above average building elevation.	E	A	2.0 per Unit	 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.
Attached, : Attached, or Stacked Dwelling Units	Process 118 Chapter 152 None	with at least 1,800 sq.ft. per unit. 3,600 sq. ft. with at least 2,400 sq.ft. with at least 1,800 sq. ft. per unit.		5', but 2 side yard must equa at least 15'	S		If the development contains at least one acre, then 30' above average building elevation	D	A	1.7 per Unit	1. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 2. Any-structure's herizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-may-not-enced-0-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 SA, then either: a. Ine height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The borizontal 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. The-subject-property-must-contain-at-least-200-sqfis-per-unit-of-common-open-space suitable-for-many-activities-sis-if-the-subject-property-contains-sis-or-mome-width-of-at-least 200-sqfis-per-unit-of-common-ad-width-of-at-least 200-sqfis-per-unit-of-common-ad-width-of-at-least 201-feetin-addition-if-thu-subject-property-contains-sis-or-mome-width-of-at-least 201-feetin-addition-if-thu-subject-property-contains-sis-or-mome-width-of-at-least 201-feetin-addition-if-thu-subject-property-contains-sis-or-mome-units, then it must contain at least 200 square feet per unit of 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 pach having a length and width of at least 25 feet. b. For 4 to 20 units, the open space must be in one or more pieces having a length and width of at least 25 feet. c. For 4 to 20 units, the open space must be in one or more pieces having a length and width of at least 25 feet. c. For 4 to 20 units, the open space must
Foot	notes		Ĺ					Ĺ	L		For details of what may exceed this height limit, see Chapter 105. For details of what may exceed this height limit, see Chapter 156 For details regarding required yards, see Chapter 115.

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Footnotes .





SNO	Directions: ""	T. read down to find USE I. across for REGULATIONS.		USE ZON	CHART
Cunch	Process 11A 7,200 sq.ft Chapter 150	MINIMUMS REQUIRED YARD	MAXIMUM 5 4 5 5 6 7 7 8 9 1 4 8 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	10 /	SPECIAL REGULATIONS 1. Traffic-cannot-significantly-impact-any-residential-neighborhood: 2. Any-structurels-horizontal-dimension-that-is-parallel-to-and-within-190 containing-a-low-density-use-within-PA-5A-may-not-exceed-25-feet-if-anstructure-within-190-feet-of-the-lot-containing-a-low-density-use-with-15-feet-above-average-building-elevation:
Care Center	Process -118 7,200 sq.ft Chapter 162 Process IIA Chapter 150	If this use can accommodate 50 or more students or children, theo 50' 50' on 50' 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'	O% 30' above Invertige suilding elevation.	B See Section 105.25	subject property. 4. Mo 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 D. It will not be detrimental to the character of the neighborhood in located. 2. Any-structure's-herizental-dimension-that-is-parallel-te-and-within-100 eantaining-a-low-density-use-within-PA-5A-may-not-exceed-75-feet-if-ancitrusture-within-100-feet-of-the-lot-centaining-a-low-density-use-within-15-feet-above-average-building-elevation,—If any portion of a structure low density use within PLA-5A, then either: a. Ine height of that portion of the structure shall not exceed 15 fee building elevation, or b. The horizontal length of any facade of that portion of the structure loof feet of the lot containing a low density use within PLA-5A shall feet. See the Section in Chapter 115 entitled Distance Between Structures Re Horizontal Facade Regulation for further details. 3. Primary vehicular access must be directly from 2nd Street unless this 4. A 6 foot high fence is required only along the property lines adjacent play areas. along-the-side-and-rear-property-lines-is-required. 5. Hours of operation may be limited to reduce impacts on nearby resident 6. Structured play areas must be set back from all property lines as foll 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 or other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100.

Section 60.30.e.2) 100-feet-of-a-lot -any-part-of-that thin-PLA-BA-exceeds ture is adjoining a feet above average ture which is within hall not exceed 75 Regarding Maximum this is not berheed: idential-settingmay apply to the in which it is 100-feet-of-a-let -any-part-of-that thin-PLA-5A-exceeds ture is adjoining a feet above average ture which is within hall not exceed 75 Regarding Maximum s is not possible. nt to the outside ntial uses. llows: ren. n. 08/85A/p.4/12-15-87/TS:d

For information 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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ONS	Direct	ONSE THEN	, read d , across (own to find USI for REGULATION	E			U	SE	ZON	CHART Zone Section
IS THE COLLATION OF THE	A STATE OF S	25.8	MI	NIMUMS REQUIRE	D YAI	RDS /	MAXIM W. J. J. J. J. J. J. J. J. J. J. J. J. J.		7	77	
Mini-school or mini-day- Care (7-12 attendees) Day-Care Home (6 or less attendees)	<u>None</u> 2~15~87/TS:c	3.600 sq. ft.		5' but 2 side yards must equal at least 15'	to'	<u>60%</u>	30' above average building elevation.		ВІ	See Sect: 105.25	7. An on-site passenger loading area must be provided_if-this-use-can-accommodate-50-or-more-students-or-children. Inc 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. 8. May include accessory living facilities for staff persons. 9. 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. Primary vehicular access must be directly from 2nd Street unless this is not possible.
Foolu	notes	•	<u> </u>		<u>'</u>	.				Î.	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.

DIFOCULORS: FIRST, read down to find USE... USE ZON CHART **Zone** Section MINIMUMS MAXIMUMS REQUIRED YARDS 60.30.e.2) 30% SPECIAL REGULATIONS 201 Convalescent 7,200 sq ft Process III 10° on 101 70% 30' above Primary vehicular access must be directly from 2nd Street unless this is not possible. If any portion of a structure is adjoining a low density use within PLA 5A, then either:

a. Ine height of that portion of the structure shall not exceed 15 feet above average Center Chapter 150 each side average bed or Nursing building Home elevation. building elevation, or the horizontal length of any facade of that portion of the structure which is within 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. 3660B/85A/p.7/ (2-15-87/TS: dw 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. 3660B/85A/p.8/01-08-88/TS:cw:np or other information about parking and parking areas, see Chapter 105. Page -For details of the regulations in this category, see Chapter 100. -For information of the regulations in this category, see Chapter 95. Footnotes 156A -For details of what may exceed this height limit, see Chapter 115.

For details regarding required yards, see Chapter 115.

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Tegulation	######################################	578	M.	INIMUMS REQUIRE	7	RDS	MAXIM S S S S S S S S S S S S S S S S S S S	UMS ES SES SES SES			SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None ·	201	20° on each side	10 •	70%	30' above average building elevation	A	В	ee ection 05,25	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. Any structure's herizontal dimension that is parallel to and within 100 feet of a lot sentaining a low density use within PLA-SA may not exceed 75 feet if any part of the late sentaining a low density use within PLA-SA exceeds
Government Facility	Process IIA Chapter 150		20'	10' on each side	10'	70%	30' above average building elevation	C See Spc Req 75	В	see section 105.25	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 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 Haximum Horizontal Facade Regulation for further details. 3. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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 8 may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	Yone	None	Rone : I	one	100%	15' above average building elevation		ee pc. eg. 2 .	ione	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park 36608/85A/p.9/	If one acre or more, then Process IIA Chapter 150 Otherwise, None			De deteri ase-by-case			30° above average . building elevation.		В	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. Any-Structure's Aprizontal 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 PLA 5A may not exceed 75 feet if any part of that 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3660B/85A/p.10/01-08-88/TS:cw:np
Footi	n	<u> </u>	<u> </u>								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 157 For details regarding required yards, see Chapter 115.

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	A SOLUTION OF SOLU	56	To the second se	REQUIRE	D YAF	10S \$\displays	MAXIMI SE SE SE	15 / S			SPECIAL REGULATIONS
Detached Dwelling Units	None	5,600 sq.ft 3,600 sq. ft.		5', but 2 side yards mus be at least 15'	10.	50% 60%	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation	١,	A	2.0 per unit	 For this use, only one dwelling unit may be on each lot regardless of lot siz Chapter 115 contains regulations regarding home occupations and other acceptablities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. or Lake Streebe increased 2 feet for each 1 foot that structure exceeds 25 feet above ave elevation. Refer to Chapter 1 to determine what other provision of this Code may apply ject property.
Detached, Attached or Stacked Dwelling Units	Chapter 15	3 7-200-sq. **ff- with a depending a determined using Special Regulation #1	201	5', Dut 2 side yard must equa at least 15'		60x	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.			1.7 per unit	1. Density will be determined on a case-by-case basis based on the following stata. The more a project complies with the following requirements the higher permitted, up to one unit for each 2,400 sq.ft. of lot area: 1) May not significantly increase traffic on a street where detached of predominate. 2) If development will result in the isolation of a low density use, site design and landscaping must mitigate the impact of that isolation. D. To achieve a density of 1 unit for each 1,800 sq.ft. of lot area, the dev comply with the requirements of paragraph a. above and also must have par use located beneath the buildings to the maximum extent feasible. 2. Chapter 115 contains regulations regarding nome occupations and other act facilities and activities associated with this use. 3. The subject-property-must-contain-at-least-200-sq-ftx-per-unit-uf-common-ope suitable-for-many-activities associated with this use. 3. The subject-property-must-contain-at-least-200-sq-ftx-per-unit-uf-common-ope suitable-for-many-activities anone-ope-more-preces-each-having-a-length-and-wideh-of-at-least-404-feet-lif-the-subject-property-contains-six-or-more-prequired-open-space-must-be-in-one-op-more-preces-each-having-a-length-and-wideh-of-at-least-40-feet-lif-the-subject-property-contains-30-or-more-unit 50%-of-this-required-open-space-must-be-in-one-or-more-preces-each-having-a-length-and-width-of-at-least-40-feet-lif-the-subject property contains four or more unit contain at least 200 square feet per unit of common recreational open for many activities. Inis required common recreational open for many activities. Inis required common recreational open space must be in one or more pieces each not 300 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 width of at least 40 feet. The required common recreational open space must be in one or more pieces each having width of at least 40 feet. The required common recreational open space on th
5585A/83A/p.1	12-29-87/TS	rk							_		5585A/83A/p.2/12-29-87/TS:rk
Foot	notes	4	L_					Ĺ	L		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.

Section 60.35.a.l)

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- ng standards:
 - higher the density
 - ned dwelling units
 - e, site and building
 - the development must we parking for this
- er accessory uses,
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 - ach having at least
 - having a length and
 - are feet per unit if equipment and/or a shall determine if s as would the open would serve at one ining these outdoor
- area. -feet-of-a-low n-180-feet-of-the any portion of a

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	SPECIAL	REGULATIONS		
	REGULATONS CONT	INUED FROM PREVIOUS	PAGE	•

a. The height of that portion of the structure shall not exceed 15 feet above average

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

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

5585A/83A/p.3/12-29-87/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 For details of what may exceed this height limit, see Chapter 115. -For details regarding required yards, see Chapter 115.

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SS SS SS SS SS SS SS SS SS SS SS SS SS	\$ \$ \ 5 \ \ 5 \ \ \ 5 \ \ \ \ \ \ \ \ \	REQUIRED YARD	s & &	
Church	Process III 7,200 sq. Chapter 152 ft.	20' 20' on 20' 7	70% If adjoin- C ing a low lensity zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B See-Section-105-25-1 for every 4 people based on maximum occupance load of any area of worship. Se Spec. Req. #5.
School or Day Care Center	Process IIB 7,200 sq. Cnapter 152 ft.	If this use can accommodate 50 or more students or children, then 50' so n 50' each side If this use can accommodate 13 to 49 or more students or children, then 20' 20' on 20' each side Utherwise, 20' 5', but 10' 2 side yards must equal at least 15'	70% if adjoin- ing 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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TOOK	notes .			

CHART	Zone	Section
/-	PLA SÚ	60.35.a.2)

1. May-not-significantly-increase-traffic-on-a-street-where-detached-dwelling-units predeminate.

REGULATIONS

- 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-

SPECIAL

- 4. Seale-and-placement-of-the-structure-must-be-in-harmony-with-the-residential-setting--52. Any-structure-s-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low demsity-zone-may-mot-exceed-60-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zone-exceeds-lb-feet-above-average-building-elevation: If any purtion 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.
- 63. 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.
- 74. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 5. No parking is required for day-care or school ancillary to the use.
- 1. May-not-significantly-increase-traffic-on-a-street-whore-detached-dwelling-units pre-
- 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. 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.
- 43. 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.
- 66. 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.
 - o. 10 feet if this use can accommodate 13 to 49 students or children.
 - c. Otherwise, 5 feet.
- 76. An on-site passenger loading area must be provided_-if-this-use-can-accommodate-50-ormore-students-or-enildren. 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.
- 87. May include accessory living facilities for staff persons.
- 98. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-188-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 CONTINUE ON NEXT PAGE

5585A/83A/p.5/12-29-87/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.

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Mini-school or mini-day- care [7-12 attendees] (Day-Care Home [6 or less attendees]	<u>None</u>	3,600 sq. ft.	20.	5' but 2 side yards must equal at Teast 15'	<u>10'</u>	60X	If ad- joining a low den- sity zone, then 25' above average bullding elevation Otherwise 30' above average bullding elevation	ш	BI	See Secti lu5.25	a. Ine 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 ooundary 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. 9. 40. The required yard of a structure abutting take Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 10. 41. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 11. Ine location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 12. These uses are subject to the requirements established by the Department of Social and Health Services [WAC 308-73]. 13. May locate on the subject property only it 14. It fill serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or b. It will not be detrimental to the character of the meighborhood in which it is located; or located to the
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Foot	notes		<u> </u>								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.

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Convalescent Center or Nursing Home	Process IJA Chapter 150	7.200 sq ft	<u>20'</u>	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	<u>B</u>	for eac bed
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoin- ing a low density zone, then 25' above average	A	В	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	building elevation. Otherwise,	Spc.	В	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, tnen Process IIA Chapter 150 Otherwise, none	None		ll be deter se-by-case			If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise,		В	See Section 105.25
5585A/83A/p.8,	1-07-88/TS:n	k	REGU	LATIONS C	ONTI:	UED (N NEXT PA	GE.		

CHART 720ne Section FLA 6J 60.35.a.3) SPECIAL REGULATIONS

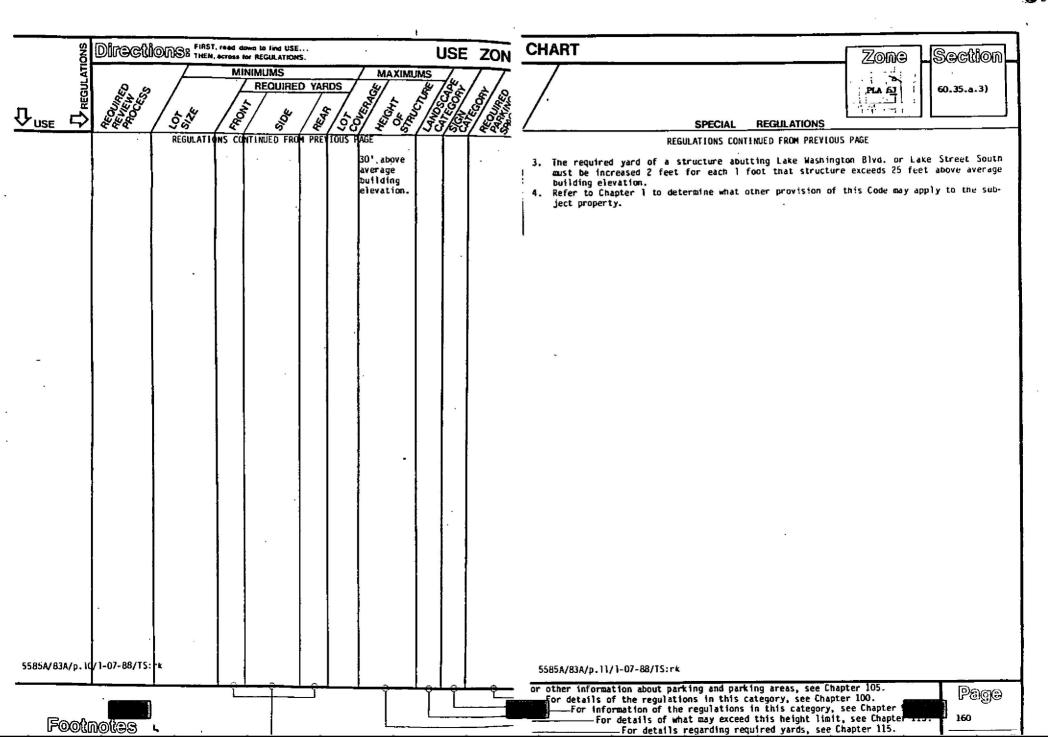
- If any portion of a structure is adjoining a low density zone, then either: Ine neight of that portion of the structure shall not exceed 15 feet above average cuilding elevation, or
- The horizontal length of any facade of that portion of the structure which is
- parallel to the boundary of the low 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.

 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
- 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.
- 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- 2. Any structure's herizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zeme-may-met-exceed-60-feet-if-amy-part-of-that-structure-within-100-feet-of-the low-density-zene-exceeds-16-feet-above-average-building-elevation.-- If any portion of a structure is adjoining a low density zone, then either:
 - The neight 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. 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.
- 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.
- 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-c-merizontal-dimension-that-is-parallel-to-and-within-180-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-exceuds-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.

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

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Detached Dwelling Unit	None	5,000 sq. ft. 3,600 sq. ft.	20' 5' 2 ya eq	, but side rds must ual at ast 15'	10	/0x	If adjoin- ing a low density zone, then 25' above average ouilding	E	A	2.0 per		 for this use, only one dwelling unit may be on each lot regardless of lot si Chapter 115 contains regulations regarding home occupations and other acc facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply ject property.
Detached, Attached or Stacked Dwelling Units	Process III	-1,200-sqft,-with -at-least- 3,600 sq. ft. per, dwelling unit	S i d	de yards st equal least		50x- 70x 0	elevation. Otherwise, O' above overage uilding levation.	D	A	1.7 per init		May be permitted only if this use will not significantly increase traffic of where low density uses predominate. 2.1. If development will result in the isolation of a low density use, site design and landscaping mut mitigate the impact of that isolation. 2.2. Parking must be located beneath the structure to the maximum extent possible in the structure of the impact of the isolation and other accordance. It is a subject property in the second in this use. 4.1. The subject property must contain at least 200 sqr-fit per unit af-common-up suitable for many activities associated with this use. 5.4. The subject property must contain at least 200 sqr-fit per unit af-common-up suitable for many activities associated with this use. 5.4. The subject property must contain a subject property contains since make a least 200 feet. In addition; if the subject property contains a least 200 or more units are unit of common recreational open space usable for many activities of at-least 400 feet. If the subject property contains four or more units, then it must contain square feet per unit of common recreational open space usable for many activities and having a length and width of at least 25 feet. 3. For 21 units or more, the open space must be in one or more pieces each activities and the square feet and having a length and width of at least 25 feet. The required common recreational open space must be in one or more pieces having width of at least 40 feet. The required common recreational open space must be in one or more pieces having in these outdoor furniture, pool, cooking facilities, playground equip recreation building are provided in the common open space. The City snall these outdoor provisions provide companable recreational opportunities as space that is reduced, based on the number of residents that they would series a space that is reduced absed on the number of residents that they would series a space may not exceed 50 feet in which serveture is adjoining a low density zone, then either: 5. Any structure
:98A/84A/TS: or (p.1)1-7-88	REGULATI	ONS CONTI	NUED ON 1	NEXT P	AGE				-	6	5598A/84A/TS: Dr(p.3)1-7-88
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Foot	notes		1						Ĺ			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.

Section 60.35.b.1)

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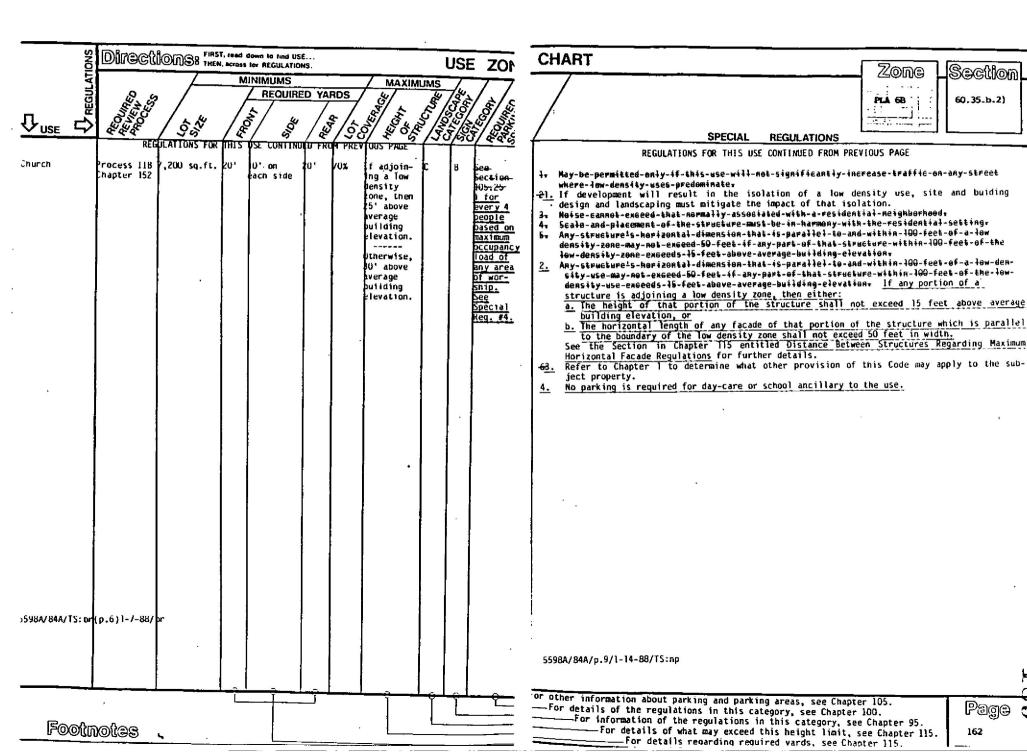
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. –		REGULAT 10	IS CON	TINUED FROM	PREV	OUS P.	AGE			7	REGULATIONS CONTINUED FROM PREVIOUS PAGE
Office Use	Process III Chapter 152	/,200 sq.	20'	5', but 2 side yards must equal at least 15'	101	003 F	If adjoining a low leastly rone, then 25' above average building alevation. Otherwise, 80' above average building alevation.	СВ		If a Medical, Or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area therwise, I per each 300 sq.ft. of gross floor area	Hay be permitted only if—this use will not—significantly—increase traffic on any—street where low density uses—predominate. 2.1. If development will result in the isolation of a low density use, site and building design and landscaping must mitiget the impact of that isolation. 3.2 Parking must be located beneath the structure to the maximum extent possible. 4.3. Hours of operation may be limited to reduce adverse impacts on nearby residential uses. 4.4. Any structurels—herizontal—dimension—that—is-parallel—to—and—within—100-feet-of—a-low—density—use—may—not—exceed—10-feet-of—any—part-of—shat—structure—within—100-feet-of—the—low—density—use—may—not—exceed—10-feet-of—the—low—density—use—may—not—exceed—10-feet-of—the—low—density—use—exceed—10-feet-of—the—low—density—use—exceed—10-feet-of—the—low—density—use—exceed—10-feet-of—the—low—density—use—exceed—10-feet-of—the—low—density—use—exceed—10-feet-of—the—low—density—use—exceed—10-feet-of—the—low—density—use—exceed—10-feet above average building elevation, or 2. The height of that portion of the structure part 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 Requilations for further details. 4.5. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-ject property. 3.6. The following regulations apply to veterinary offices only: 4.8. Any only treat small animals on the subject property. 4.9. Unitide runs and other outside facilities for the animals are not permitted. 5. Site must be designed so that noise from this use will not be austible off the subject property. 4.9. Acceptification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. 4.1. Ancillary assembly and manufacture of goods on the premise of this use are permitted only inclined. 5. In a culturely assembled or manufactured goods are subordinate
w :27\aabs \asee; w www.eeee	(p.2)1-7-88 Nokes										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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Development of Appropriate 10	PEGULATIO		-	MI	NIMUMS REQUIRE		IDS /	MAXIMI W S S S S S S S	D.C.		7	PLA 68 60.35.b.2)
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. 162	Development Containing Stacked or Attached Dwelling Units and Office uses. See Special Regulation	Process III	7,200 sq. fir with at least 3,600 sq.ft. per dwelling unit See Special - Regulation - No. who was makings - Special - No. who was makings - Special - No. wed; - No. wed; - No. we	201	5', but 2 side yards must equal at least 15'	10*	70≰	If adjoining a low density zone, then 25' above average building elevation. 30' above average building elevation.	C	<u>β</u>	Section	1. A veterinary office is not permitted in any development containing dwelling units. 1. The maximum-amount-of-allowable floor-area-for office use is computed using the following formulas [The maximum number of dwelling-mitt proposed] — the amount-of severe footage-available for office use. 1. The permitted only if this use will not significantly increase traffic on-any street where low density use 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. Parking must be located beneath the structure to the maximum extent possible. 4. Hours of operation of office uses may be limited to reduce adverse impacts on nearby residential uses. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The subject property must-contain at least-200-sqfa-per-unit-of-commun-open-space-switable-for-many-activities, -if-fine-cubbect-property-contains-sin-or-mare-units;-at-cast least-10-feet-in-men-ar-mare-pieces-each-having-a-length-and-width-of-at-least-10-feet-in-landstation,-if-the-subject-property-contains-20-or-mare-units;-at-cast GUL of this-required-open-space-must-be-in-men-or-mare-pieces-each-having-a-length-and-width-of-at-least-10-feet-in-landstation,-if-the-subject-property-contains-20-or-mare-units;-at-cast GUL of this-required-open-space-must-be-in-men-or-mare-pieces-each-having-a-length-and-width-of-at-least-10-feet-y-landstation,-if-the-subject-property-contains and part space usable for many activities. Inits required-open-space-must-be-in-men-or-mare-pieces-each-having-a-length-and-width-of-at-least-10-feet-y-landstation-poen-space-must-be-in-men-or-mare-pieces-each-having-a-length-and-width-of-at-least-10-feet-y-landstation-poen-space uses have the following minimal many activities. Inits required common recreational open space usable for many activities. Inits required common recreational open space us
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. 162	9339C/367A(559	8A/84A)TS:bi	(1-17-88				,				•	
For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. 162			<u> </u>		<u> </u>	<u> </u>	l	<u> </u>	لها	<u>ل</u> ې-		or other information about parking and parking areas, see Chapter 105.
	Foote	තල්(මස					,		<u> </u>			for information of the regulations in this category, see Chapter 95.

CHART Zone Section
PIA 68 (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.
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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 details of what may exceed this height limit, see Chapter 115. For details reparding required wards see Chapter 115.

60.35.b.2)

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Care Center Chapter 152 accommodate 50 pr more students or children, then-50' 50' on 50' sach side If this use can accommodate 13 to 49 stidents or children, then-20' 20' on 20' each side Otherwise-20' 5', but 10' 2 side yards must equal at least 15'	ing a low density zone, then 105.25 zone, then 25' above average building elevation. Jtherwise, 30' above average building elevation.	P. May Do permitted only if this use will not significantly increase traffic on any street where low density use, site and building design and landscaping must 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 located in which it is located; or by will serve the immediate neighborhood in which it is located; or by will serve the immediate neighborhood in which it is located; or by will serve the immediate neighborhood in which it is located; or by will serve the immediate neighborhood in which it is located; or blurs of operation may be limited to reduce impacts on nearby residential uses. 43. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Along the interest of the control of the location of the set of the location on a locate 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. c. Otherwise, 5 feet. 46. An on-site passenger loading area must be provided if this use can accommodate 13 to 49 students or children. c. Otherwise, 5 feet. 46. An on-site passenger loading area must be provided if this use can accommodate 50 or more students are children. c. Otherwise, 5 feet. 46. An on-site passenger loading area must be provided if this use can accommodate 50 or more students are children. c. Otherwise, 5 feet. 46. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. c. Otherwise, 5 feet. 46. An on-site passenger loading area must be provided if the appropriate size of the loading areas on a case-by-case basis, depending on the number of attenders and the extent of the abutting right-of-way improvements or the number of attenders and the extent of the abutting right-of-way improvements or the number of attenders
S98A/84A/TS: or p. 10) I-/-88 REGULATIONS CONTINUED ON NEXT PAC	SE S S S	These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). REGULATIONS CONTINUED ON MEXT PAGE 5598A/84A/p.12/1-14-88/TS:br:np
Footnotes		For details of the regulations in this category, see Chapter 105. 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 vards, see Chapter 115.



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NOI	Direct	IONS: FIRST	_	TO REGULATION	łs.		7	_	JSE	ZON	CHART Zone Section
C T REGULATIONS		5 %	CA.	REQUIRE	7	DS S	MAXIMI W S S S S S S S S S S S S S S S S S S S				PLA6B 60.35.b3) SPECIAL REGULATIONS
Mini-school or mini-day- care (7-12 attendees) or day-care nome (6 or less attendees).	<u>Kone</u>	3,600 sq.	<u>20'</u>	5' but 2 side yards must equal at least	10'	<u>701</u>	If ad- joining a low density zone, then 25' above average building elevation. Otherwise 30' above average building elevation.	E)		ection 05.25	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. 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. Ine 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.
Convalescent Center or Nursing Home	Process I Chapter 145	<u>None</u> REGULA	20°	10' on each	10.		If ad- joining a low density zone, then 25' above average building elevation 30' above average building elevation.	<u>c</u> .		for each ead	1. If any portion of a structure is adjoining a low density zone, then either: a. Ine 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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.
9374C/367A-p.1(5598A/ 84A-p	.11)1-21-88/T	: dc								REGULATIONS CONTINUED ON NEXT PAGE 9374C/367A-p.3(5598A/84A-p.13)/TS:br/1-25-88
F00ti	notes	4	L								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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S S REGULATIONS		5,8		, ag	A SE SE SE SE SE SE SE SE SE SE SE SE SE	<u></u>	MAXIMI ST. ST. ST. ST. ST. ST. ST. ST. ST. ST.				PLA6B 50.35.b4)
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Public Utility	Process II		201	20' pn			f adjoin-	A		See	CONTINUED FROM PREVIOUS PAGE
Government Facility	Chapter 15 Process II Chapter 15) A None	20	each side		70%	ing a low density zone, then 25' above average building elevation.	Ç See	8	Section 105.25 See Section	 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-that-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
					i.		Otherwise, 30' above average building elevation.	pec		105.25	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 sub- ject 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.
9374C/367A-p.2	5598A/84A-p	11)1-21-88/1	: dc								9374C/367A-p.4(5598A/84A-p.13)/TS:br/1-20-88
Footi	levee	.	<u>L</u>			,		Ĺ			For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 115. For details of what may exceed this height limit, see Chapter 115.







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Public Transit Snelter	None ·	None .	None	None	None	100%	15' above average building elevation.	-	ee lone opc. leg. 2	2
	If one acre or more, tnen Process IIA Cnapter 150 Otherwise, none	None	Hi a	l be determine ase-by case	ined basi	on S	If adjoining a low density zone, then 25' above average building elevation. 30' above average building elevation.		B See Section 105.25	
.598A/84A/TS; bd (p.14}1-7-88									
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CHART	
7	Zone Section
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SPECIAL REGULATIONS Hay 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.

1. The design of the park must serve the needs of the area in which it is located.

. Any-structure's-norizontal-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-lowdensity-use-exceeds-15-femt-above-average-building-elevation: If any portion of a

structure is adjoining a low density zone, then either:

a. The neight 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.

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

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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 wards, see Chanter 115

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] REGULATIONS	Directi	ONS FIRST	. read d	own to find USE for REGULATION	 \$.			l	JSE	ZON
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Vuse □	### #	25%	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	1 2	A ST	/\$8	# # 8 E	35		7 983
Oetached Owelling Unit	None	5,000 sq.ft.	20'	5', but 2 side yards must be at least 15'	10,	50x	25' above average building elevation	E	^	2.0 per unit
Church	Process I1A Cnapter 150	8,500 sq.ft.	20'	20° on each side	201	70%	25' above average building elevation	С	8	See Section 105:25 1 for every 4 people based on maximum occupancy load of any area of worsnip. See Special Regulation #3
School or Day Care Center	Process IIB Chapter 152 See Special Regulation F8	8,500 sq.ft.	50' 1f ac 49 ch 20'	re students ildren, the 50' on each side this use o commodate l students o ildren, the	0 or or 50' an 3 to 7 20'	70%	25' above average building elevation	D	8 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	See Section 105.25
9234C/71A/p.1/	1-7-88/TS:rx		TIONS	CONTINUED	ON NE	T PAG	_			_

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CHART Zone Section PLA 6C : : 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.
- Noise-cannot-exceed-that-normally-associated-with-a-residential-neighborhood-
- Scale-and-placement-of-the-structure-must-be-in-harmony-with-the-residential-setting. .
- 41. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zene-may-net-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zene-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
 - 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.
- 52. Refer to Chapter I 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
 - It will not be detrimental to the character of the neighborhood in which it is
 - The property is served by a collector or arterial street.
- 2. A 5-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 and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.
- 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.
- An on-site passenger loading area must be provided.-if-this-use-cam-accommodate-50-ormore-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-structure1s-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 isontal Farada Population for further dotails

92:38/99 A/W. Cyma 1083:1991: keapting and parking areas, 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

Footnotes

y.	Direction	ONS8 THEN	T, read o	lown to find USE for REGULATION	 S.		-		USI	E ZON	CHART Zone
↑ ORE C	A SOCIAL	5,8	M	REQUIRE	D YAI	RDS	MAXIN MAXIN	IUMS S S S S			Tra sc
				NTINUED FRO		10US	FAGE		7	1 3 3 5	REGULATIONS CONTINUED FROM PREVIOUS PAGE
Mini-scnool or mini-day- care (7-12 attendees) 	Process 1 Chapter 145 f	5,000 sq.	20'	5' but 2 side yards must equal at 15'	<u>10'</u>	<u>50%</u>	25' above average Duilding elevation.	된	野らを見る	See Section 105.25	8. The required review process is as follows: a. If the subject property, including all contiguous property owner and neld by others for future use by the applicant, is less to required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owner and held by others for future use by the applicant, is five or a Plan, approved through Process IIB, Chapter 152, is required. Show building placement, building dimensions, roadways, utility within the Master Plan area, parking location, buffering, and land the lectrical signs shall not be permitted. 10. The location of parking and passenger loading areas shall be designed on any nearby residential uses. 11. B. Refer to Chapter 1 to determine what other provision of this Cost subject property. 12. These uses are subject to the requirements established by the Depart Health Services (MAC-388-73). 1. May locate on the subject property only if — a. It will serve the immediate neighborhood in which it is located; b. It will not be detrimental to the character of the neighborhood located. 2. A 6 high fence is required along the property lines adjacent to the for mini-schools and mini-day-care centers only. 3. Hours of operation and maximum number of attendees may be limited by 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 and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designe on nearby residential uses. 7. Electrical signs shall not be permitted. Size of signs may be limit with nearby residential uses. 8. May include accessory living facilities for staff persons. 9. Refer to Chapter 1 to determine what other provision of this Code subject property. 10. These uses are subject to the requirements established by the Departical thealth. Services (WAC 388-73).
Public Utility	Process IIA V Cnapter 150	lone	50,	20' on each side	20'	70%	25' above average building elevation	A	8	See Section 105.25	 May be permitted only if locating this use in the immediate area of its necessary to permit effective service to the area or the City as a Any-structure's-norizental-dimension-that-is-parallel-to-and-within-16 density-zene-may-not-exceed-50-feet-if-any-part-of-that-structure-with
Government Facility	Process IIA (Chapter 150	one	20'	10' on each side	10'	70 %	25' above average building elevation	C See Spc. Reg.	8	See Section 105.25	low-density-zone-exceeds-15-feet-above-average-building-elevation:

Section 60.35.c.l)

- ned by the applicant than five acres, the
- ned by the applicant more acres, a Master Ine Master Plan must locations, land uses idscaping.
- ed to reduce impacts
- ode may apply to the
- rtment of Social and
- or 1000 in which it is
- e outside play areas
- y the City to reduce
- number of attendees
- ed to reduce impacts
- ted to be compatible
- e may apply to the
- tment of Social and
- the subject property whole.
- 60-feet-of-a-low Hin-100-feet-of-the f any portion of a
 - feet above average
 - structure which is 150 feet. es Regarding Maximum

Page 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			Zon@	Section
<u></u>	SPECIAL	REGULATIONS	PLA 6c	60.35.c.1)

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-
- ject 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.

9234C/71A/p.5/1-7-88/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 For details of what may exceed this height limit, see Chapter For details regarding required yards, see Chapter 115.

Page







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SNS	Directi	ONS: FARST	, read d	lown to find USE for REGULATION	 IS.				USE	ZON	CHART Zone Section
SG AREGULATION	ROUNE PROMINGO PROMIN	\$ \$ N		NIMUMS REQUIRE		ads /	MAXIMI			1	SPECIAL REGULATIONS
Public Transi Snelter	None	None	None		None		15' above average building elevation.		See Spc. Reg.		 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	If one acror more, then Process II Chapter IS Cherwise, none			ll be deter		on is	25' above average building elevation.		В	See Section 105.25	1. The dustgn of the park must serve the needs of the area in which it is located. 2. Any-tructure's-horigantal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low dansity-zone-may not-exceeds-10-feet-if-any-part-of-that-structure within-100-feet-of-the low-density-zone-exceeds-16-feet-feet-above-average-building-elevation, or a structure is adjoining a low density zone, then either: a. The height of that portion of the structure snall 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.
9234C/71A/p.6	1-7-88/TS:r										9234C/71A/p.7/1-7-88/TS:rk
Footi	notes		ì_		<u> </u>						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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	SNS	Direct	ONS: FIRST	, read (lows to find US for REGULATIO	E NS.			Į	JSE	ZON	CHART Zone Section		
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Ū use	4 REGULATIONS	# 0 # 0 # 0 # 0 # 0 # 0 # 0 # 0 # 0 # 0	55		REQUIRE	$\overline{}$	RDS S	MAXIMI SI SI SI SI SI SI SI SI SI SI SI SI SI S				SPECIAL REGULATIONS 60.35.d.1)		
Detached Dwelling Unit		None	5,000-sq. ft. 3,600 sq. ft.	20'	5', but 2 side yards mus equal at least 15'	101	00.0	If adjoin- ing.a low density zone, then 25' above average	E	A	1.0 per	 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. 		
Detached, Attached, Stacked Dwelling Units		Process IIB Chapter 152	f,200-sq ft. with at least 3,600 sq.ft. per dwelling unit	50,	5', but 2 side yard must equa at least 15'	\$	60% 70%	bullding elevation. Otnerwise, 30' above average building elevation.	D		.7 per Onit	tr-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. 43. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 54. 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 sin or more units; 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 is square feet per unit of common recreational open space usable for many activities. If required common recreational open space must have the following minimum dimensions: a. For 4 to 20 units, the open space must have the following minimum dimensions: a. For 21 units or more, 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 naving a length of width of at least 40 feet. The required common recreational open space must be in one or more pieces naving a length of width of at least 40 feet. The required common recreational open space must be in one or more pieces naving a length of permanent outdoor furniture, pool, cooking facilities, playground equipment and/or recreation building are provided in the common open space. The City shall determine these outdoor provisions provide comparable recreational opportunities as would the of space that is reduced, based on the number of residents that they would serve at one tin		
500044044			<u>REGULA</u>	TIONS	CONTINUED	ON NE	T PAGE					Also, the required minimum dimension for the open space containing these outdoor provision may also be reduced in proportion to the reduced open space area. 65. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-190-feet-of-alow-density-use-may-not-exceed-60-feet-if-any-part-of-that-structure-within-190-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 paralled to the outdary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maxim Horizontal Facade Regulations for further details. 76. Refer to Chapter 1 to determine what other provision of this Code may apply to the significance property.		
J000A/ 64A/	. 3. 0	/p.1/1-5-88		_								REGULATIONS CONTINUED ON NEXT PAGE 5606A/84A/TS: br/p.3/1-5-88		
Fo	11) ©)))		Î_		<u> </u>						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 115. —For details regarding required yards, see Chapter 115.		

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SNO	Direct	ONS THE	T, read d	own to find USI for REGULATION	E (Į	JSE	ZON	CHA	RT Zone Section
↑ CREE CLIATIONS	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	55,5	MI	NIMUMS REQUIRE TINUED FROM	D YARI	DS /	MAXIM S J J J J J J J J J J J J J J J J J J				/.	SPECIAL REGULATIONS REGULATIONS LUMI INVENT FROM PREVIOUS PASE
Office Use	Process IIB Chapter 152	7,200 sq.	201		10'	70x 11	f adjoin- ng a low ensity one, then of above verage vilding levation	С	D # 4 # 5 # 5 # 5 # 5 # 5 # 5 # 5 # 5 # 5	f a edical, ental, or eterinary ffice, nen l per ach 200 q.ft. of oss loor area. therwise, per each 00 sq.ft. gross oor area.	21. 32. 13. 54.	May be permitted only if this use will not significantly increase traffic on any street where for 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 is herizontal dimension that is parallel-to-and-within-100-feet-of-and-den-sity-use-may-net-exceed-50-feet-if-may-part-of-trad-isructure-within-100-feet-of-the-ito-den-sity-use-exceed-50-feet-above average-building-elevation: If any portion of a structure is adjoining a low density zone, then either: a. The neight 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. 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: a. May only treat small animals on the subject property. D. 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 audiole 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 life. D. The ancillary assembly and manufacture of goods on the premise of this use are permitted on this use. No lower assembly on different from other office uses.
506A/84A/TS: br/	p. 2/1-5-88											
Footi	10(es		<u> </u>								or of	her information about parking and parking areas, see Chapter 105. r 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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ONS	Direct	IONS: FIRST	l, read	down to find USI for REGULATION	E 45.				US	E ZON	CHART Zone Section
TSGULAT	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	55,6	M	INIMUMS REQUIRE	D YA	RDS	MAXIM B B B B B B B B B B B B B B B B B B B	UMS			SPECIAL REGULATIONS FLA 60. 60.35.d.2)
Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Reguilation	Process IIB Cmapter 152	7,200-sq.	20	5', but 2 side yard must equa at least 15'	101	70%	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	See Section 105.25	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 — The number of dwelling units proposed — x—the average square footage of the owelling 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 for 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.
	Process IIB Chapter 152		201	20' on each side	201		If adjoin- ing a low density . zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	В	See Section 105.25	The Subject property must-contain at least 200-sqftper-unit-of-common-open-space-suit-able-for-many-activities.—If-the subject-property-contains-sin-or-more-units; this-required-open-space-must-be-in-one-or-more-pieces-each-having-a-length-and-width-of-ut-least-20-feet-in-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. Inits required common recreational 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 20 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. Ine 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-nerizontal-dimension-that-is-purallel-to-and-within-100-feet-of-a-low-density-use-may-net-exceed-50-feet-if-any-part-of-that-bo-and-within-100-feet-of-a-low-density-use-may-net-exceed-50-feet-if-any-part-of-that-bo-and-within-100-feet-of-a-low-density-use-may-net-exceed-50-feet-if-any-part-of-that-structure within-100-feet-of-the-low-density-use-may-net-exceed-50-feet-if-any-part-of-that-structure within-100-feet-of-the-low-density-use-encedes-15-feet-above-average-building-elevation of the structure w
606A/84A/TS	br/p.5/1-6	-88		<u> </u>			 		ļ Ļ		REGULATIONS CONTINUED ON NEXT PAGE 5606A/84A/TS: pr/p.6/1-5-88
Footn	iokes										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	····	<u> </u>	Zone	Section
<i>[</i> -	SPECIAL	REGULATIONS	PIA 60	60.35.d.2)
9. Ancillary as	REGULATIONS Consistency and manufacture of	ONTINUED FROM PREV		
if: a. The anci use. b. The outsi	llary assembled or manufa ard appearance and impact es must be no different fo	ctured goods are	subordinate to and	dependent on this
			m 4 £30	

5606A/84A/TS:br/p.7/1-5-88

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.

Page

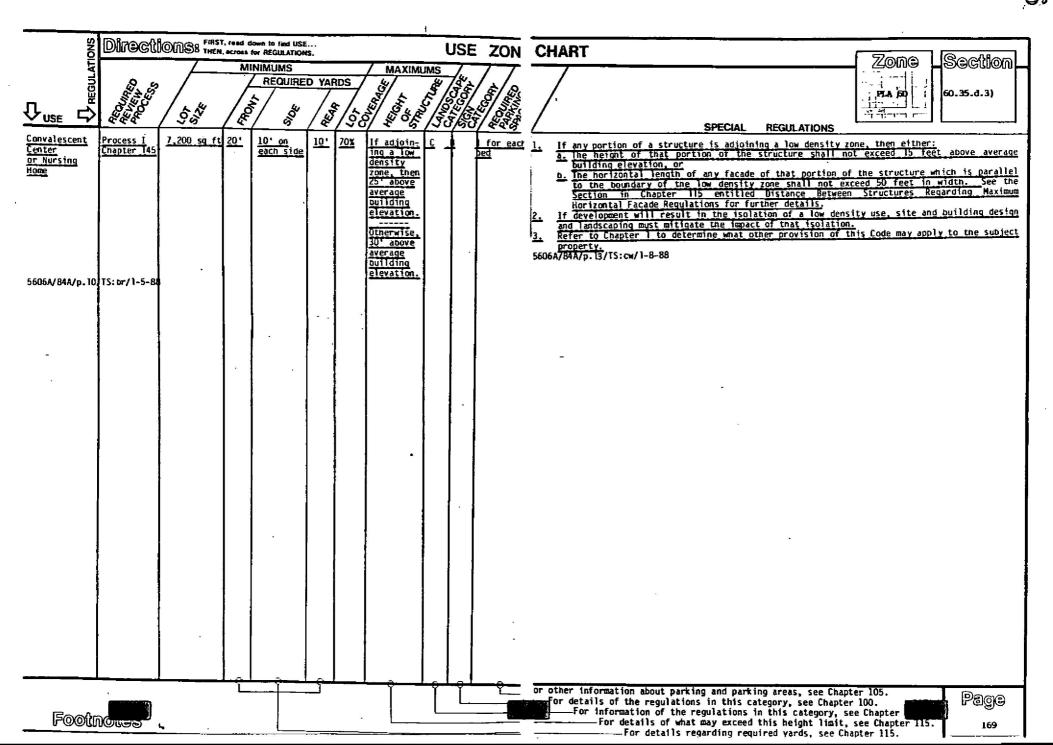
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SNO	Direct	ONS: FIRST	, read d , across	own to find USE for REGULATION	 IS.			ļ	USE	ZON	CHART Zone Section
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			j		201	200	If adjoin-			1/808	/ SPECIAL REGULATIONS
School or Day Care Center	Process IIB Chapter 152 Process IIB Chapter 152	7,200 sq ft	If acc mor ch' 50'	this use commodate 50 estudents ldren, then sold the side the sold	n or or or or or 20'	70%	If adjoining a low density zone, then 25' above average building elevation. If adjoining a low density zone, then 25' above average building elevation. If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average average elevation.	C	8	see-section- 105-25- 1 for every 4 people based on maximum occupancy load of sny area of wor-ship. See Spec. Req. 74.	1. May be permitted only if this use will not significantly increase traffic on any street where low-density uses predaminater 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. Nelse-cannel-neced-that name mally associated—with a-residential-neighborhood. 3. Nelse-cannel-neced-that name mally associated—with a-residential-neighborhood. 4. Scale-and-placement-of-the-structure-must-be-in-harmony-with-the-residential-setting. 5. Any schructure's harizential-dension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-may-not-exceed-50-feet-if-any-para-of-that-structure-within-100-feet-of-the-low-density-use-may-not-exceed-50-feet-if-any-para-of-that-structure-within-100-feet-of-the-low-density-use-may-not-exceed-50-feet-if-any-para-of-that-structure-within-100-feet-of-the-low-density-use-may-not-exceed-50-feet-if-any-para-of-that-structure-within-100-feet-of-the-low-density-use-may-not-exceed-50-feet-if-any-para-of-that-structure-within-100-feet-of-that-ow-density-use-abundance-abundance-levelen-levelen-levelen-structure-st
5606A/B4A/TS: b	r/n.8/1-5-88	REGUL <i>a</i>	TIONS	CONTENUED	ON MEXT	PAGE		L	ا		
	notes										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 vards, see Chapter 115.







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SNO	Directi	ONS8 THE	T, reed d	own to find USE for REGULATION	 IS.			L	JSE	ZON	CHART Tena Received
JLATI			M	NIMUMS REQUIRE	D VARD		MAXIM	MAC	7	7	Zone Section
Use □		56	10 Mg	$\overline{}$	A STATE OF THE STA	<u>s</u> 5 8 9 8	MAXIM WAXIM				SPECIAL REGULATIONS [PLA 60] [60.35.d.3)
		REGULATIO	NS CO	NTINUED FRO	PREVI	OUS PAG	<u>E</u> .			, v	REGULATIONS CONTINUED FROM PREVIOUS PAGE
Mini-school or mini-day care (7-12 attendees) Day-care nome (b or less attendees) 5606A/84A/p.9/		3,600 sq. ft.	Side equa 15	5' but 2 yards must at least	10. 2	र्मां विश्वया विश्वया विश्वया	f adjoin- ng a low ensity one, then of above verage uliding levation. thereise, or above verage uliding levation.	<u>-</u>	Φ.	See Section 105.25	97. Any structure's horizontal dimension that is parallel to and within 100 feet of a low-density use may not exceed 10 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 adopting 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 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. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal facade Regulation for further details. 102. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. In 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 (MAC-388-73). 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 15 feet above average building clevation, or 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 rurber details. 2. A 5-foot high fence is required along the property lines by 5 feet. 3. However 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 a
Foot	notes .	<u> </u>						L	L.,		For details of the regulations in this category, see Chapter 100. For information 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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SNOL		ONS THEN			E NS.	_			USE	ZON	CHART Zone Section
SS REGULATIONS	2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1	5%	N. C. S. S. S. S. S. S. S. S. S. S. S. S. S.	REQUIRE	7	RDS /	MAXIMI W W W W W W W W W W W W W W W W W W	IMS S S S		\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Public Utility	Process IIA Chapter 150	None		20' on each side	201	70¥	If adjoin- ing a low density zone, then 25' above		В	ee ection 05.25	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. Any-structure/s-horizontal-dimension-that-is-parallel-te-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-exceed-50-feet-above-average-building-elevation. If any portion of a
Government Facility	Process 11A Chapter 15O	None		10' on each side	10'		average building elevation. Otherwise, 30' above average building elevation.	Spec.	В	ee ection 05.25	structure is adjoining a low density zone, then either: a. The height of that portion of the structure snall 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for furtner details. Any building'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 115 gottiled 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. 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.
Public Transit Shelter	None	None	None	None	None 1		15' above average building elevation.		See Spc. Reg:	tone	 May be permitted only if it will not unreasonably impede pedestrian movement or created traffic safety problems. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, aone	None		be determ			If adjoin- ing a low' tensity tone, then 25' above twerage puilding elevation Otherwise, 30' above twerage puilding elevation			section 05.25	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-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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
606A/84A/TS:cw/	Ι /p.14/1-8-88	<u> </u>	Ĺ	<u> </u>				 	L	<u> </u>	or other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100.
	notes	<u>. </u>		<u> </u>							For details of what may exceed this height limit, see Chapter 115. For details regarding required wards, see Chapter 115. For details regarding required wards, see Chapter 115.

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	NO.		IONS: THE	T, read i, ecress	down to find USI for REGULATION	E ₹\$.			Į	JSE	E ZON	CHART Zone Section
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	U REGULATIONS		5 5 5		REQUIRE	7	RDS S S S	MAXIMI W W W W W W W W W W W W W W W W W W	1 / S			SPECIAL REGULATIONS
Detached Dwelling Unit		None	5,000 sq. ft. per unit	201	5', but 2 side yards must equal at least 15'	יסו	50¥ 60¥	25' above average building elevation	E	A	0.0 per	 For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding nome 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.
Attached Owelling Unit		Process IIB Chapter 152		20'	5', out 2 side yards must equal at least 15'	101	50± 60±	25' above average building elevation	D	A	.7 per	1May-be-permitted-only-if-this-use-will-not-significantly-increase-traffic-on-any-street where-low-density-uses-predominater: 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. 3.2. Parking must be located beneath the structure to the maximum extent possible. 4.3. Any-structure's-norizontal-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-may-not-exceed-50-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.
Church 9228A/353A(4	-	Process IIB Chapter 152	ft.	20'	20° on each side	201	70 %	25' above average building elevation.	Ç		Section- 105:25 1 for every 1 people based on maximum occupancy load of any area of wor-snip. See Spec. Reg. #4.	5.4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6.5. 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: 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. 3.—Naise cannot exceeded that normally associated with a residential neighborhood of the structure must be in harmony with the residential setting. 5.2. Any structure is 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 exceeded 50 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: a. The neight 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 bistance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 6.3. 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.
Foc	<u></u>	10169	I	L Ĺ			<u>۔</u> ۔			<u></u>		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.





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School or Day Care Center	Process IIE Chapter 152		ac mo ch 50' If ac 49	this use of commodate 5 re students ildren, the 50' on each side 20' on each side 0 therwise 5', but 2 side yards mus equal at least 15'	50 or 50' 50' 20' 20'	70x	25° above average building elevation.	D	8	See Section 105.25	SPECIAL REGULATIONS 1May-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-childrens. 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.
Mini-school or mini-day- care [7-12 attendees] or day-care home (6 or less attendees).	<u>None</u> 9A/84)TS:br(5' but 2 side yards must equal at Teast 15'.	10 °	60%	25' above average building elevation.	W.	B.	See Section 105.25	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. 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). 1. May locate on the subject property only if
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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.

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CHART		-	Zone	Section
	SPECIAL	REGULATIONS	PLAGE	60.35.e2)

REGULATIONS CONTINUED FROM PREVIOUS PAGE

- 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 (NAC 388-73).

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

For details regarding required wards see Chanton 115

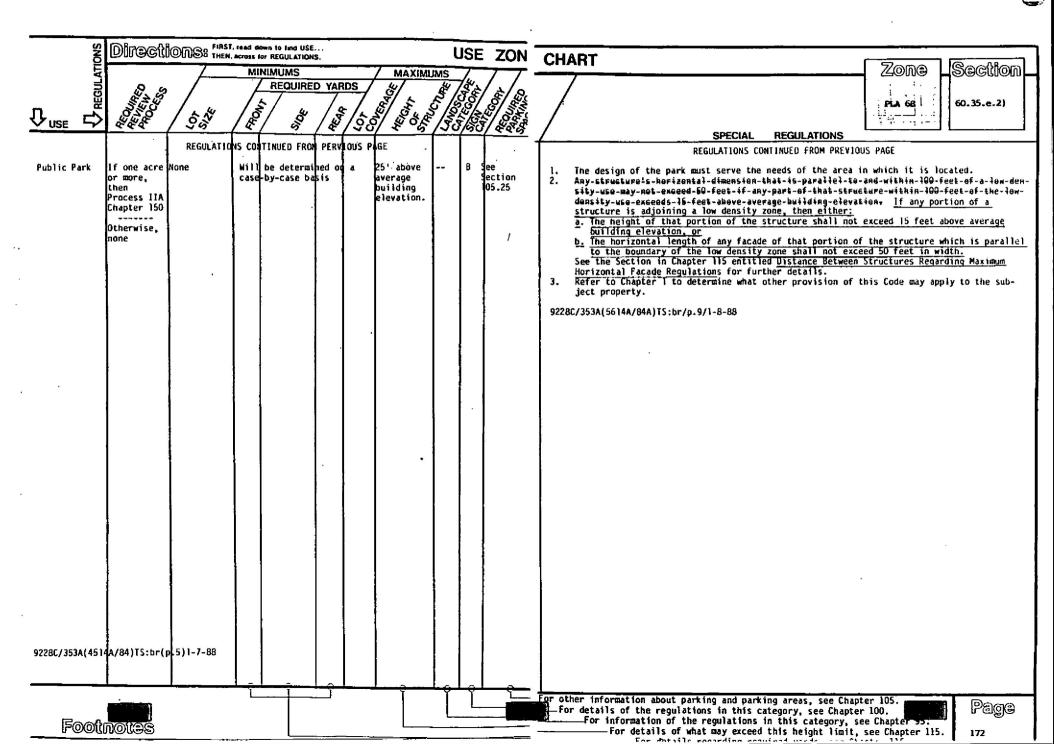
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Convalescent Center or Nursing Home	Process IIA Chapter 150	1		10' on each	10 ⁴	70%	25' above average building elevation.	<u>c</u>	<u>B</u> .	fur each beg	1. If any portion of a structure is adjoining a low density zone, then either: a. Ine neight 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. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150		20'	20' on each side	20'	70%	25' above average building elevation.	A		See Section 105.25	 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.
Government Facility	Process IIA Chapter 150		201	10' on each side	10'	70%	25' above average building elevation.	See Spec.		See Section 105.25	Any-structure's -Aprizontal-dimension-that-is-parallel-to-and-within-160-feet-of-a-low-den- sity-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-160-feet-of-the-low- density-use-exceeds-15-feet-above-average-building-elevation: Structure is adjoining a low density zone, then either: a. Ine neight of that portion of the structure shall not exceed 15 feet above average building elevation. or
Public Transit Smelter	Nane	None	None	None	None	100%	15' above average building elevation.		See Spc. Reg. #2	None	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 I 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.
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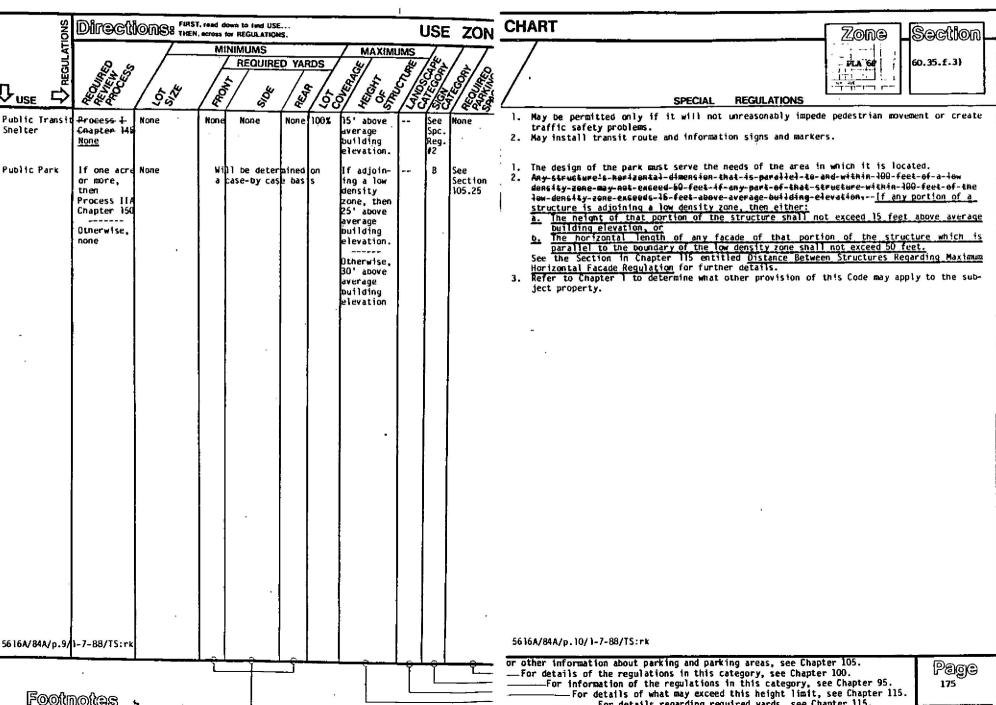
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Oetached Non Dwelling Unit	ne -5 <u>3</u>	,000,-6q.ft. ,600 sq. t.	201	5', but 2 side yards must equal at least 15'	10	60x	If adjoin- ing a low- density zone, 'then 25' over average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per Unit	 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.
	ch ur		20	5', but 2 side yards must equal at least 15'	10'	*	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	4. 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. 22. Parking must be located beneath the structure to the maximum extent possible. 23. Chapter 115 contains regulations regarding nome occupations and other accessory uses, facilities and activities associated with this use. 24. The subject-property must-contains regarding nome occupations and other accessory uses, facilities and activities associated with this use. 25. The subject-property—must-contain—at-least-200-sqv-ft-per-unit-of-common-open-space-suitable-for-many-activities.—If-the-subject-property-contains-law-engen-make-width-of-at-least-20-fest-in-ond-dition—if-the-subject-property-contains-law-engen-make-adent-hand-width-of-at-least-40-fest-in-one-or-more-pieces-each-having-a-length-and-width-of-at-least-40-feets. 26. If the subject property contains four or more units, then it must contain at least 20 square feet per unit of common recreational open space usable for many activities. Init required common recreational open space must have the following minimum dimensions: 27. For 21 units or more, the open space must be in one or more pieces each having at least 300 square feet and naving a length and width of at least 25 feet. 28. D. For 21 units or more, the open space must be in one or more pieces having at length and width of at least 40 feet. 28. In required common recreational open space must be in one or more pieces having a length and width of at least 40 feet. 29. In required common recreational open space must be in one or more pieces ach having a length and width of at least 40 feet. 29. In required common recreational open space must be in one or more pieces ach having a length and width of at least 40 feet. 29. In required common recreational open space must be in one or more pieces having a length an
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Footnot	ios 、				·						For information of the regulations in this category, see Chapter 95. 56 16A/84A/p.2/1-/FöP/details regarding required yards, see Chapter 115.

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Church		Process 11	7,200 sq.		20' on	20'		If adjoin-	/20	3/93C	5ee	SPECIAL REGULATIONS
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					÷		1	zone, then 25' above			l for every	design and landscaping must mitigate the impact of that isolation. 3. Noise cannot exceed that normally associated with a residential neighborhood.
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								elevation.		l	upon max imum	density-zone-may-net-exceed-60-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zone-exceeds-15-feet-above-average-building-elevation <u>lf any portion of a structure is adjoining a low density zone, then either:</u>
	Ī	3					ľ	Otherwise, 30' above			occupancy load of	a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
			_					average building			any area of worshi	b. The horizontal length of any facade of that portion of the structure which is
					•			elevation.			See Spec. Req. #4	See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum
												 Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property.
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School or Day Care Center	Process II Chapter 15	7,200 sq.ft	If ac mo ch 50'	this use commodate 5 e students idren, the 50' on each side misodate 13 tudents or dren, then 20' on each side Otherwise,	50°	70%	If adjoin- ing a low density zone, then 25 above average building elevation. Otherwise, 30' above average building elevation.	ا	В	See Section 105.25	May be permitted only if this use-will not significantly increase traffic on any-street where to we density uses pradominate. 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. 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. 43. A 6 foot nigh fence is required only along the property lines adjacent to the outside play areas—atong-she-side—and-rear-property-lines—is-required. 44. Hours of operation may be limited to reduce impacts on nearby residential uses. 55. 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 50 or more students or children. c. Otherwise, 5 feet. 76. An on-site passenger loading area must be provided—if-this-use-can-accommodate-60-or-material control of the students—or-children. 61. All on-site passenger loading area must be provided—if-this-use-can-accommodate-60-or-material on a case-by-case basis, depending on the number of attendees and the extent of abutting right-of-way improvements. Car pooling, staggered loading/unloading to right-of-way improvements. Car pooling, staggered loading/unloading to right-of-way improvements. Car pooling, staggered loading/unloading to right-of-way improvements. Car pooling, staggered loading/unloading to right-of-way improvements. Car pooling, staggered loading/unloading to right-of-way improvements or other means may be required to reduce traffic impacts on nearby residential uses. 77. May include accessory living facilities for staff persons. 88. Any structure-shaper-tendal-dimension-that-is-parallel-to-and-within-100-feet-of-the low-density-zone-may not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zone-may not-
Mini-school or mini-day- care (7-12 attendees) or day-care home (6 or less attendees)	<u>None</u>	3.600 sq. ft.	<u>20 ·</u>	5' but 2 side yards must equal at Teast 15'			If ad- joining a low den- sity zone, then 25' above average elevation. Otherwise, 30' above average elevation	E-1	₽.	See Section 105.25	 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. A 6' high fence is required along the property lines adjacent to the outside play area 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 attendee and the extent of the abutting right-of-way improvements. 56 16A/84A/p.6/1-7-88/TS:rk
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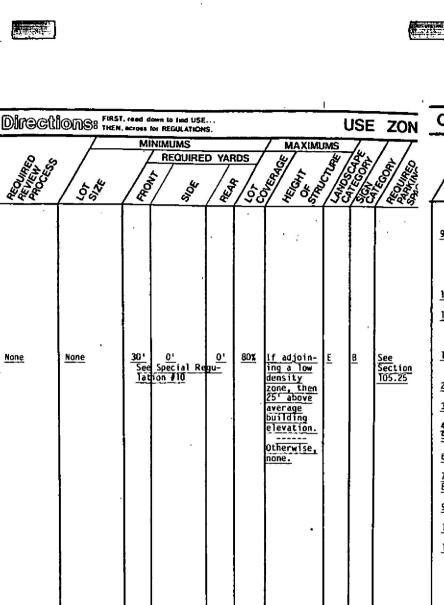
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	·				-		7.2			· '	 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter I to determine what other provision 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 (MAC 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.
Convalescent Center or Mursing Home	Process IIA Chapter 150		20'	10' on each side	<u>10'</u>		If adjoin- ing a low density zone, then 25' above average building elevation 30' above average building elevation.	<u>C</u>		<u>l for eac</u> 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. 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. 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.
Public Utility	None	None .	20'	20' on each side	20'	70%	If adjoin- ing a low density zone, then 25' above	A		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. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low density-zone-may-mot-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the low-density-zone-exceeds-16-feet-above-average-building-elevation
Government Facility	Process IIA Chapter 150		20.	10° on each side	10*	70%	average building elevation Otherwise, 30' above average building elevation.	# SEX 15 15 15 15 15 15 15 15 15 15 15 15 15		See Section 105.25	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. 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.
5616A/84A/p.7/	1-14-88/TS:r	::np	 	 	•					 -	5616A/B4A/p.8/1-14-88/TS:rk:np
F001											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 115. For details reparding required vards, see Chapter 115.





For details regarding required yards, see Chapter 115.

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SNO	Directi	ONS THEN.	read do	own to find USE or REGULATION	 S.			Ų	JSE	ZON	CHART Zone Section					
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কি ⊓er ⇔		55			J IAN	5	MAXIMI B B B B B	MS S	3 <i>§</i> /		SPECIAL REGULATIONS [Fig. 16] [60.35.g.1)					
Detached Dwelling Unit	None	5,000 sq.ft per unit		5', but 2 side yards mus equal at least 15'	10.	50x	25' above average building elevation	E	A	2.0 per Unit	 For this use, only one dwelling unit may be on each lot regardless of lot size. Vehicular access for this use must be from the west. 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. 					
Attached Owelling Units	Process [1 Chapter 15	5,000 sq.ft per unit -	201	5', but 2 side yard must equa at least 15'	101	50%	25' above average building elevation	D	A	1.7 per Unit	Hay be permitted only if this use will not rignificantly increase traffic on any street where detached dwelling units predominate. 21. Parking must be located beneath the structure to the maximum extent possible. 22. Venicular access for this use must be from the west. 23. Nay-structurels-harizantal-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: a. The height of that portion of the structure shall not exceed 15 feet above average outlding 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. 54. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 65. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.					
School or Day Care Center	<u>None</u>	<u>None</u>	30 ¹ See	<u>o'</u> Special R ion #8	<u>0.</u>	80%	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, None	ū	col .	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. Larpooling, 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 norizontal 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 15 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.					
5626A/84A/p.1	/1-11-88/TS:	k	ا جا						ا		REGULATIONS CONTINUED ON FOLLOWING PAGE 5626A/R4A/n_4/1-11-88/TS:rk or other information about parking and parking areas, see Chapter 105.					
Footi	notes	ι.	L					L			For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 106. 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 vards, see Chapter 115.					



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density zone, then 25' above average building

See Special Regu-

LEGULATIONS CONTINUED ON FULLOWING PAG

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each bed

Mini-school

or mini-day-care (7-12

attendees)

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Nursing Home

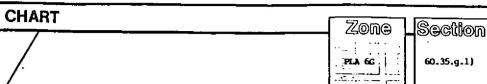
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Process IIA None

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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
 - 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).
- 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.
- 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 I 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 (MAC 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.
- 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
 - 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.
 - 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:
 - 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. the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

REGULATIONS CONTINUED ON FOLLOWING PAGE

For details regarding required wards, see Chapter 115.

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.

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	ATION	Directions: "		USE ZON	CHART Zone Se	ction_
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				Otherwise, none.	Yehicular access for this use must be from the east unless alternate access provided which will produce no more than a minimal traffic impact on street dwelling units predominate. 3. Refer to Chapter 1 to determine what other provision of this Code may apply subject property. 4. The required yard of any portion of the structure must be increased one foot foot that any portion of the structure exceeds 30 feet above average building elements.	to the
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Hanufacturing of Electrical Equipment	'	•									OF COPIE TREADERS TO SEE THE COPIE TO SE
Manufacturing of Scientific or Photo- graphic Equip- ment-										i.	
Packaging of Prepared Naterials		•									The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products;
Manufacturing See Spec. Reg. 11											b. Fabricated metal products, but not fabrication of major structural steel forms, neavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling,
Warehouse or Storage Services	Process IIB Chapter 152	None	of a s	0' of -these -) structure : creased - 1' l'-the-str	for-		f adjoin- ing a low density cone, then 15' above	Α	C	l per ead 1,000 sq. ft. of gross floor are	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.
Industrial Laundry Facility	:		ture e	ex coc ds-3G -a verag e-b levation.	4		verage ouilding elevation.			1,001 210	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. Any-structure's-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-den-
Wholesale Printing and Publishing			See Sr lation	pecial Rec n #8.	<u>+</u>)therwise, none				sity-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: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
Retail Establishment Providing Building, Con- struction,						:				:	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. 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
Plumbing, Electrical, Landscaping or Pest Control Services	,									•	that any portion of the structure exceeds 30 feet above average building elevation.
5626A/84A/TS: t	or/p.5/11-12-4		TIONS	CONT I NUED	ON NE	T PAGE					REGULATIONS CONTINUED ON NEXT PAGE 5626A/84A/TS: br/p.7/11-12-87
Foot	notes									<u> </u>	For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115.
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ûrse ⇔		REQUIRED YARDS	MAXIMUMS W S S S S S S S S S S S S S S S S S S S		50.35.g.2)		
Retail establishment providing storage services. See Special Regulation #2	Process TIA Chapter 150	30' See Special Regu- lation #5	f adjoin- Ing a low density one, then 15' above average uniding elevation. one	1. Vehicle access for this use must be from the east unless alternate access which will produce no more than a minimal traffic impact on streets where predominate. 2. Hay include accessory living facilities for staff persons. 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 20 fee building elevation, or b. The horizontal length of any facade of that portion of the structure we to the boundary of the low density zone shall not exceed 50 feet in wide see the Section in Chapter 115 entitled Distance Between Structures Wellorizontal Facade Regulations for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may appeted property. 5. The required yard of any portion of the structure must be increased one for that any portion of the structure exceeds 30 feet above average building elements.	et above average nich is parallel th. egarding Maximum oply to the sub- ot for each foot		
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Manufacturing of Textiter or teather or teather Products from Pre-prepared Material Manufacturing of Wood Products from Pre-prepared Material Manufacturing of Paper Products from Pre-prepared Material Manufacturing of Paper Products from Pre-prepared Material Manufacturing of Plastic Products from Pre-prepared Material Manufacturing of Plastic Products from Pre-prepared Material Manufacturing of Plastic Products from Pre-prepared Material Manufacturing of Fabrica ted Metal Products See Special Regulation for See Special Pregnations for Soap Better See Special Fregnations, Perfumes; Cosmetics or Other Toilet Preparations	Process-114 Chapter-15	None	30	of these ; structure ocressed - 1 the str exceeds 30 raverage territor.	U+ rards- rest for uc=	-90 % -	If adjoin- ing a low density- zone, then 25 - above - average to itding- elevation. Otherwise, None		φ.	h per each h,000-sq. ft. of- gross- floor-area	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 produstnate: 2: The site must be designed to reduce impact on any adjoining residential uses: 3: Hours of operation may be Hintled to reduce impact on residential areas: 4: Outdoor storage and fash textion is not permitted: 5: Nay include; as part of this use; accessory who lesse or retail trade utilizing not more:
626A/84A/p.3	W11-12-87	<u> </u>	L	1		<u> </u>	Î	لج ا	لہا		For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100.
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g Directions	FIRST, read down to find USE THEN, across for REGULATIONS.	USE ZON	CHART
Directions Ouse C	Adminating	MAXIMUMS A B See	SPECIAL REGULATIONS
Public Utility Process IIA None Chapter 150 Government Process IIA None Chapter 150	30' 0' 0' 80% Each of these yards of a structure must be increased 1' for each 1' the struc- ture exceeds 30' above average build- ing elevation.	If adjoin- ing a low density zone, then 25' above average building elevation Otherwise, none A B See Section 105.25 B See Section 105.25	1. Vehicle access for this use must be from the east unless alterna provided which will produce no more than a minimal traffic impact dwelling units predominate. 2. The site must be designed to reduce impacts on any adjoining residentially. Any building is herizontal dimension that is parablel to and within 100 fifty use may not exceed 50 feet if any part of that structure within 100 density use exceeds 20 feet above average building elevation. If any part of the structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 2 building elevation, or b. The horizontal length of any facade of that portion of the structure to the boundary of the low density zone shall not exceed 50 feet in See the section in Chapter 115 entitled Distance Between Structure Horizontal Facade Regulations for further details. 43. Refer to Chapter 1 to determine what other provision of this Code of Ject property. 4. For a Government Facility use, Landscape Category A or B may be required type of use on the subject property and the impacts associated with uses.
Public None None Tranist Shelter	0' 0' 0' 1009	15' above See None average Spc. building Reg. elevation. #2	 May be permitted only if it will not unreasonably impede pedestria traffic safety problems. May install transit route and information signs and markers.
Public Park If one acre or more, then Process IIA Chapter 150 Otherwise, none	kill be determined on a case-by-case basis	If adjoin- ing a low density zone, then 25' above average building. elevation. Otherwise, none	1. The design of the park must serve the needs of the area in which it is 2. Any-structure's herizontal-dimension-that-is-parallel-to-and-within-100 sity-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-16 density-use-exceeds-20-feet-above-average-building-elevation: If any part-of-that-structure is adjoining a low density zone, then either: a. The neight of that portion of the structure shall not exceed 2 building elevation, or b. The horizontal length of any facade of that portion of the structure to the boundary of the low density zone shall not exceed 50 feet in See the section in Chapter 115 entitled Distance Between Structure Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code of ject property.
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Footnotes .

Section 60.35.g.4)

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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

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

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For details regarding required yards, see Chapter 115.

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气 篇 ① REGULATIONS	AEOURE PROCESS	55.5	MI VI	REQUIRE	7	RDS /	MAXIMI SE SE SE	DMC		\$ 100 mg	RLA 6H (60.35.h.1)
Manufacturing of Food - Products - Manufacturing of Textiler or teatmer Products from Pre-prepared Material - Manufacturing of Paper Products from Pre-prepared Material - Manufacturing of Paper Products from Pre-prepared Material - Manufacturing of Pastic Products from Pre-prepared Material - Manufacturing of Pastic Products from Pre-prepared Material - Manufacturing of Pastic Products from Pre-prepared Material - Manufacturing of Pastic Products See - Special - Regulation - Manufacturing of Drugs - Control Manufacturing by cold mix - process only of Soap, Beter gents, Cleaning Preparations, Control Toilet Preparations 626A/84A/p.3	Process-fix Enapter-15 6	None	30 Fach fach ture abovi		U* ords- must for rc=	-90x	if adjothing a low density zone, then average toilding elevation. Otherwise, hone		€−	l-per-eact l:000-sq. ftof- gross- ftoor-area	12-Vehicle access for this use must be from the east unless alternate access can be provided which with produce no more than a minimal traffic dispact on streets more deciding units precision to streets and the designed to reduce impacts on any adjoining residential usess. 2. The site must be designed to reduce impacts on any adjoining residential usess. 3. Hours of operation may be this test to reduce impact un-residential access. 5. Houston strongs and fath feation is not permitted. 5. Not any fine flue; as part of this use; accessory who lossic our retail that access a street forms; but it making one similar activities. 6. Notes products mainfacture may not include manufacture of major structural steel forms; butlet making one similar activities. 7. Any structure's hoursontal chaeses that its parablel to and within 100 feet of 3 hours demails yours against exceeds 20 feet of any part of that structure within 100 feet of the low demails yours exceeds 20 feet of any part of that structure within 100 feet of the low demails yours exceeds 20 feet of any part of that structure within 100 feet of the low demails of the feet of him to determine the part of the secretary of the success of the structure of the support of the secretary of the success of the succ
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Hunufacturing of Electrical Equipment											SPECIAL REGULATIONS
idunufacturing of Scientific or Phato- graphic Equip- aunt-											
Packaging of Prepared Haterials								:			Ine following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products:
Manufacturing See Spec. Req. #1									2000		b. Fabricated metal products, but not fabrication of major structural steel forms, neavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, pager and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.
	Process 11 A M Chapter 150	tone	of a	0' of-these-y structure creased-}	for-		f adjoin- ing a low tensity one, then	A	. 1	1 per each 1,000 sq. ft. of gross	12. 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 users.
Industrial Laundry Facility			8 WF-6	ll-tne-str exceeds-30 -average-b levation.		i	to above werage building elevation.			floor area	 Hours of operation may be limited to reduce impact on residential areas. Gutdoor storage and fabrication is not permitted. May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area. Any-structure-is-horizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-den-
amolesale Printing and Publishing				pecial Req n #8.	=		otherwise, none				sity-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: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
Retail Establishment Providing Building, Con- struction, Plumbing, Electrical, Landscaping											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 Maximu Horizontal Facade Regulations for further details. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. B. The required yard of any portion of the structure must be increased one foot for each facilitat any portion of the structure exceeds 30 feet above average building elevation.
or Pest Control Services		REGUL	ATIONS	CONTINUED	ON NE	T PAGE					REGULATIONS CONTINUED ON NEXT PAGE
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Retail establishment providing storage services. See Special Regulation #2	Process IIA Chapter 150	<u>Nane</u>	See Special lation #5	, 0,	80% f ad ng a ensitione, 5 a ensitione, 10 ensitio	low ty tnen bove ge ing tion.	→ <u>E</u>	e	egy of the section is 15.25	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. May include accessory living facilities for staff persons. 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 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallely to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter II5 entitled Distance Between Structure: Regarding Maximum Horizontal Facade Regulations for further details. 4. Refer to Chapter I 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 four that any portion of the structure exceeds 30 feet above average building elevation.
5626A/B4A/p.15/	1-17-88/TS:£	7							:	5626A/84A/p.16/11-12-87:TS:br
Footn	otes .	<u> </u>								for other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100. —For information of the regulations in this category, see Chapter 95. —For details of what may exceed this limit, see Chapter 115. For details regarding regulation and for the category is the chapter 115.

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DIFICIONS FREST, read down to find US	USE ZON	CHART	Zone Section
USE C STATE OF STATE	MAXIMUMS D YARDS W S S S S S S S S S S S S	SPECIAL	REGULATIONS 60.35.h.2)

								l	
School or Day Care Center		None	Set Special Tation FB	O' BOX	If adjoin— 0 ing a low density zone, then 25' above average building elevation. Otherwise, None	<u>a</u>	See Section 105,25	or ot	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: 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. 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. Carppolling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. Hay include accessory living facilities for staff persons. 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. 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. REGULATIONS CONTINUED ON FOLLOWING PAGE 6A/84A/n.4/1-11-8B/TS:rx the information about parking and parking areas, see Chapter 105.
	(98 ·								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 wards, see Chapter 115.







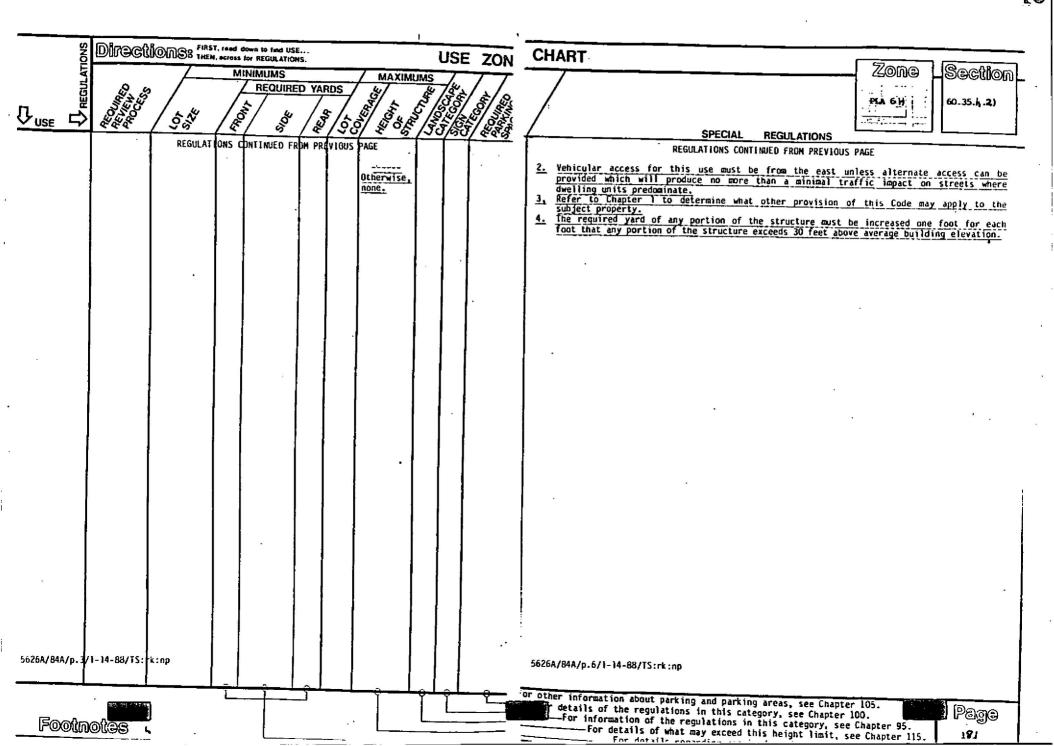
MINIMUMS MAXIMUMS REQUIRED YARDS # # # # # # # # # # # # # # # # # # #		Directi	OGG FIRS	T. read do	wa to led US	E		<u>-</u>	1			CHART	
SPECIAL REGULATIONS SPECIAL REGULATIONS SPECIAL REGULATIONS SECURITIONS CONTINUED FROM PREFIGURATIONS SECURITIONS CONTINUED FROM PREFIGURATIONS SECURITIONS CONTINUED FROM PREFIGURATIONS SECURITIONS CONTINUED FROM PREFIGURATIONS SECURITION TO SHAPE IN THE PROPERTY OF THE PROPERTY	ģ		JOUISE THE			NS.				USE	ZON	CHANI	Zor
## Second Process Its Rose Convelence Proces	Tose □	# # # # # # # # # # # # # # # # # # #	5 K	7	REQUIRE	D YAI	RDS /	MAXIM B B B B B B B B B B B B B B B B B B B	UMS				PLA 6
### Section ### None #### None #### None #### None #### None #### None ### None #### Non							(3 5		(~ `	1	7 888		 E
Convalescent Process IIA Mone Center or Chapter 150 Nursing Home Nursing Home Convalescent Process IIA Mone Center or Chapter 150 See Special Regulations Author of the structure shall not exceed 2 building elevation, or b. The horizontal length of any facade of that portion of the parallel to the boundary of the low density zone shall not exceed 2 building elevation, or b. The horizontal length of any facade of that portion of the parallel to the boundary of the low density zone shall not exceed 3 building elevation in Chapter 115 entitled Distance Between Structur Horizontal Facade Regulations for further details. REGULATIONS CONTINUED ON FOLLOWING PAGE For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of what may exceed this height limit, see Chapter For details of what may exceed this height limit, see Chapter 105.	or mini-day care (7-12 attendees) or day-care home (6 or less atten-	None	None	See	Special Re	<u>0'</u>		ing a low density zone, then 25' above average building elevation. Otherwise,	<u>E</u>	651	Section	9. Structure height may be increased above 35 feet in height through 150, if: a. It will not block local or territorial views designated and b. The increased height is not specifically inconsists neighborhood plan provisions of the Comprehensive Plan. 10. These uses are subject to the requirement established by the Health Services (WAC-388-73). 11. Vehicular access for this use must be from the east unless provided which will produce no more than a minimal traffic dwelling units predominate. 1. Vehicular access for this use must be from the east unless provided which will produce no more than a minimal traffic dwelling units predominate. 2. A 6' high fence is required along the property lines adjacent for mini-schools and mini-day-care centers only. 3. Hours of operation may be limited by the City to reduce impuses. 4. Structured play areas must be setback from all property lines and the extent of the abutting right-of-way improvements. 5. An on-site passenger loading area may be required depending of and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provision of the subject property. 9. These uses are subject to the requirements established by the Health Services (WAC 388-73). 10. The required yard of any portion of the structure must be infoot that any portion of the structure exceeds 30 feet above a life any portion of a structure is adjoining a low density zone, a. The height of that portion of the structure shall not expect the Section in Chapter 115 entitled Distance Between Structure is adjoining a low density zone shall not see the Section in Chapter 115 entitled Distance Between Structure is adjoining a low density zone shall not see the Section in Chapter 115 entitled Distance Between Structure is adjoining a low density zone shall not see the Section in Chapter 115 entitled Distance	in the ent we ent we depart to the control of the exceed 20 of the exceed
FOORMORES L	Center or	Chapter 150	<u>None</u>	See S	pecial Re	<u>0'</u>		ing a low density zone, then 25' above average	<u>c</u>	<u>B</u>		a. The height of that portion of the structure shall not ex- building elevation, or b. The horizontal length of any facade of that portion of parallel to the boundary of the low density zone shall not See the Section in Chapter 115 entitled Distance Between St Horizontal Facade Regulations for further details.	ceed ?! of the exceed
	 		180	REGULA	TIONS CON	TINUEU	į, k	elevation.				or other information about parking and parking areas, see Chapter 19— For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 100	05.

Section @M@ 6 H 60.35.h.2)

- a Process IIA, Chapter
 - he Comprehensive Plan;
 - with the applicable
- partment of Social and
- ternate access can be pact on streets where
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- the outside play areas
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- ased one foot for each ge building elevation.
- either: 20 feet above average
 - he structure which is eed 50 feet in width. ures Regarding Maximum

- <u>either:</u> 20 feet above average
 - he structure which is eed 50 feet in width. ures Regarding Maximum

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SNS	Direct	ions: fir	T, read down	to find USE.				<u>. </u>	USE	ZON	CHART
SECULATION		\$ 500	MINI	MUMS REQUIRED		s S	MAXIM				SPECIAL REGULATIONS
Public Utilit	Process 11/ Cnapter 156 Process 11/ Chapter 156	None	30' Each of a side increase in	O' f tnese yo tructure : resed l' ' tne str xceeds 30 average bi evation.	rds must for ic-	80%	If adjoin- ing a low density zone, then 25' above average building elevation. Dtherwise, none	C See	B	See Section 105.25 See Section 105.25	1. Vehicle access for this use must be from the east unless provided which will produce no more than a minimal traffic dwelling units predominate. 2. The site must be designed to-reduce impacts on any adjoining respect to the site must be designed to-reduce impacts on any adjoining respect to the site of the structure and wite sity use may not exceed 50 feet if any part of that structure with density use exceeds 20 feet above average building clevation. Structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not a building elevation, or b. The indicatal length of any facade of that portion of the to the boundary of the low density zone shall not exceed 50 see the section in Chapter 115 entitled Distance Between Horizontal Facade Regulations for further details. 43. Refer to Chapter 1 to determine what other provision of this ject property. 4. For a Government Facility use, Landscape Category A or B may type of use on the subject property and the impacts associate uses.
Public Tranist Shelter	None	None	0'	0'	0' .		15' above average building elevation.		See Spc. Reg.	None	1. May be permitted only if it will not unreasonably impede profits 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			De dete		S	If adjoin- ing a low density zone, then 25' above zoverage building. elevation Otherwise,		В	See Section 105.25	1. The design of the park must serve the needs of the area in which and the structure is adjoining a low density zone, then either: a. Ine neight of that portion of the structure shall not end building elevation, or the horizontal length of any facade of that portion of the to the boundary of the low density zone shall not exceed 50 See the section in thapter 115 entitled bistance Between Horizontal facade Regulations for further details. 3. Nefer to Chapter I to determine what other provision of this ject property.
5626A/84A/p.13	/1-11-88/TS:	rk									5626A/84A/p.14/1-11-88/TS:rk
Foot	estor	. .			Ĵ'	-					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 1

Zone Section 60.35.h.3) LA 644

s alternate access can be c impact on streets where

residential uses.

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exceed 20 feet above average

he structure which is parallel O feet in width.

Structures Regarding Maximum

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y be required depending on the ted with the use on the nearby

pedestrian movement or create

ich it is located.

vithin-100-feet-of-a-low-denwithin-100-feet-of-the-low If any portion of a

exceed 20 feet above average

he structure which is parall O feet in width.

Structures Regarding Maxim

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

For details reparding required wards, see Chapter 115.

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SNS	Direct	ONS: FIRST	, read d	lown to find USI	E		•		USE	ZON	CHART Zana Rection
Tegulanc		\$ 5 kg		NIMUMS REQUIRE	D YAF	RDS /	MAXIMI W W W W W W W W W W W W W W W W W W	IRAC			ZOMO Section 60.35.i.1)
Detached Dwelling Units	None	5,000 sq.ft. 3,600 sq. ft.		5', but 2 side yards must equal at least 15'	10'	50% 60%	O' above verage uilding elevation.	€	A	0 per Unit	 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.
Detached; Attached or Stacked Dwelling Units	Process IIB Cnapter 152	7,200 sq.ft. with at least 2,400 sq.ft. per unit. See Special Regulation #1		5', but 2 side yards must equal at least 15'	10'		O' above iverage uilding elevation.		A).7 per Jnit	1. May not develop at a density higher than I 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. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The subject property must contain at least 200 sq. fft, per-unit of common open-space suitable-for-many-activities held 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
5628A/84A/TS:c	I/p.1/1-8-88		V IONS	CONT I NUED	ON NEX	T PAGE					a. Ine height of that portion of the structure shall not exceed is feet above average building elevation, or b. Ine 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. 45. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. REGULATIONS CONTINUED ON NEXT PAGE 5628A/84A/TS:rk/p.4/1-13-88
Foot	no <mark>ues</mark>		Ĭ_			-					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.





g Direct	ONSE THEN, across for REG	find USE	USE ZON	CHART
PREGULATION TO THE PROPERTY OF	MINIMU RE	OUIRED YARDS		Zone Section Section 60.35. i.1)
-	REGULATIONS CONTINUE	ED FROM PREVIOUS PAGE		
Church Process IIB Cnapter 152	7,200 sq.ft. 20' 20' each	on 20° 70% 10° al side dera uild eleva	ge section ing 105,-25	1. No parking is required for day-care or school ancillary to the use. 1. Fraffic-cannot-significantly-impact-any-residential-neighborhood: 2. Moise-cannot-exceed-that-normally-associated-with-a-residential-neighborhood: 3. Scale-and-placement-of-the-structure-must-be-in-harmony-with-the-residential-setting. 4.2. 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 furtner details.
School or Day Process [[B Care Center Chapter 152	accommod more stu children 50' 50' each If this u accommoda 49 studen cnildren, 20' 20' or each Otherw 20' 5', b side must	ate 50 or dents produced to the following state of the following state of the following state or the following state or the following state or the following state or the following state or the following state or the following state or the following state of the following sta	ge Section ing 105.25	 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-mear-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:
562BA/84A/T\$:br/p.2/1-8-88	at le.	ast		 6. May include accessory living facilities for staff persons. 7. Refer to Chapter I 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. 5628A/84A/TS:cw/p.5/1-8-88
, N	L.		 	For other information about parking and parking areas, see Chapter 105.
Footnotes	L			For details of the regulations in this category, see Chapter 105. ———————————————————————————————————

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TSE CHANT		<u> </u>	REQUIRE	D YARDS	MAXIM W W W W W W W W W W W W W W W W W W W		/		ZONO Section 60.35.11) SPECIAL REGULATIONS
Mini-school or mini-day- care (7-12 attendees) Day-care home (6 or less attendees)	None 3,600) sq. 20	5' but 2 sideyards must equal at least 15'	10' 60 x	30° above iverage building elevation			See Section 105.25	REGULATIONS CONTINUED FROM PREVIOUS PAGE 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. Hay 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).
Convalescent Center or Nursing Home	Process I Cnapter 145	20	10' on each side	0'	30' above average building elevation.	CI	В	l for eac <u>bed</u>	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. 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. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5628A/84A/TS:bi	/p.3/1-21-88: dc	REGULAT I	ONS CONTINUED	ON NEXT PAG	<u>E</u>			0	5628A/B4A/TS:dc/p.6/1-21-88
Foot	Jereo (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.



SNOT	Direct	ONS: FIRST			 (S.	•			USE	ZON	CHART Zone Section
G FEGULATIO	# 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	55.8	MI O	REQUIRE	D VAF	RDS /	MAXIM S S S S S S S S S S S S S			77	PIA 6K (60.35.1.2) SPECIAL REGULATIONS
Public Utility	Process II/ Chapter 15d	None -	201	20' on each side	10'	70%	30' above average building elevation	A	8	See Section 105.25	 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 sub-
Government : Facility	Process IIA Chapter 150		20'	10' on each side	10.	1	30' above average building elevation	C See Spec. Reg.	В	See Section 105,25	Tor a Government facility use, Landscape Lategory A 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. 4. If any portion of a structure is adjoining a low density zone, then either: a. The neight of that portion of the structure shall not exceed 15 feet above average
Public Transit Shelter	None	None	None	None	None		15' above average building elevation		See Spc. Reg. #2	None	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.
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None			ll be deter ase-by-cas		s	30' above average building elevation.		В	See Section 105.25	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 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: b	r/p.7/1⊣8-89										5628A/84A/1-18-88/TS:cw/p.7
F00Un	notes				ا ک				Ĺ		For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

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SNO	Direct	IONS: FIRST	. fead (town to find USE for REGULATION	 IS.				USE	ZON	CHART Topa Recition
SE CALLATIONS	# W. W. W. W. W. W. W. W. W. W. W. W. W.	2 103	M É	INIMUMS REQUIRE	D YAI	*05 \$ \5\5	MAXIN Selection of the selection of the			77	
Detached Dweiling Unit	None	5,000 sq.ft. .per unit	20	5', but 2 side yards must equal at least 15'	10'	60% 60%	5' above verage uilding levation	She also She. Reg.	A	2.0 per Onit	SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 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.
Stacked Dwelling Unit	Process IIB Chapter 152	5,000 sq.ft. per unit	201	5', but 2 side yards must equal at least 15'	10'	60%	5' above verage uilding levation	See also Spc. Reg.	A	.7 per Unit	1. Parking must be located beneath the building to the maximum extent feasible. 2. Any-structure's-nerizental-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-lb-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. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-
Detached, Attached, or Stacked Dwelling Units	Process IIE Chapter 152	2 acres with at least 3,600 sq.ft. per unit.	Se	5', but 2 side yards must equal at least 15' also Spec gulation #1		1	5' above verage uilding levation.	See also spc. Reg.	Α.	1.7 per Unit	ject property. 1. Buildings may not be closer than 40' to any low density zone. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 3. Parking must be located beneath the building to the maximum extent feasible. 4. The subject-property-must-contain-at-least-200-sqftper-unit-of-common-open-space-suit-able-for-many-activitiesIf-the-subject-property-contains-six-or-mure-units,-this-required-open-space-must-be-in-one-or-mure-pieces-each-naving-a-length-and-width-of-at-least-20-feetyIn-addition;-if-the-subject-property-contains-30-or-mure-units,-at-least-60%-of-this-required-open-space-must-be-in-one-or-mure-pieces-each-naving-a-length-and-width-of-at-least-40-feety 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. Inis-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 naving 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 must be in one or more pieces having a length and width of at least 40 feet. The required common recreational 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 must be in one or more pieces having a length and width of at least 40 feet. The required common recreational 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 must be in one or more pieces having a length and width of at least 50 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the
5632A/84A/p.1/	/ S:br/1-20-&		TIONS	CONTINUED	DN NE	T PAGE					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.b/1-20-88
Foot	Nouse	6	Ĺ					Ĺ	Ĺ		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapter 115. For details regarding required yards see Chapter 115.







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					NS CO	NTINU	ED FRO		1085 (AGE	-				-	SPECIAL REGULATIONS PEGULATION CONTINUES SOON PRESURANCE PAGE
Church	Process I		,200 s	q.ft.	20'	20° each	on side	20*	70%	25° abo average uildin elevati	g		-	See-Section 105-25-25-25-25-25-25-25-25-25-25-25-25-25	on m ncy f ea snip ec.	Schapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. Any-structure's-norizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-exceeds-16-feet-above-average-building-elevation. If any protion 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 15 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 1. Traffic-cannot-significantly-impact-any-residential-neighborhood. 2. Noise-cannot-significantly-impact-any-residential-neighborhood. 3. Scala-and-placement-def-he-structure-must-be-in-harmony-with-the-residential-setting. 1. No parking is required for day-care or school ancillary to the use. 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. Ine height 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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F00t	notes	<u>,</u>		-		_							<u>L</u>			For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. For details of what may exceed this height limit, see Chapter 115.

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J.L.AT		<i></i>	MI	REQUIRE	D VA	200	MAXIM	UMS		/ /	Zone Section
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Care Center	Chapter 152		accombined in the second secon	each side nis use ca mmodate 13 tudents or dren, then 2U' on each side therwise, 5', but 2 side yards must equal at least 15'	6 or 50 ' 50 ' 10 '	70%	verage building elevation.			ection 105,25	1. May locate on the subject property only if— a. It will serve the ismediate 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. Ine 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, stagered loading/unloading time right-of-way improvements. Car pooling, stagered loading/unloading time right-of-way improvements. Car pooling, stagered loading/unloading time right-of-way improvements. Car pooling, stagered 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. Refer to Chapter-1-to-determine-what-other-provision-of-this-Gode-may-apply-to-the-subject-property. 9. The location of parking and passenger loading areas shall be designed to reduce impacts of any nearby residential uses. 10. If any portion of a structure is adjoining a low density zone, then either: a. The neight 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 structures Regarding Maxim: Horizonta
Mini-school or mini-day- care (7-12 attendees) or day-care nome (6 or less attendees.		3,600 sa.	20*	5, but 2 sideyards must equa at least 15		60%	25' above average outlding elevation.	LI	8	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 use. 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 subjet property. 9. These uses are subject to the requirements established by the Department of Social as Health Services (WAC 388-73). 5632A/84A/TS:br/p.8/1-20-88 REGULATIONS CONTINUED ON NEXT PAGE
Footi	10()	L								For other information about parking and parking areas, see Chapter 105. The 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 obtails regarding required words con Chapter 115.

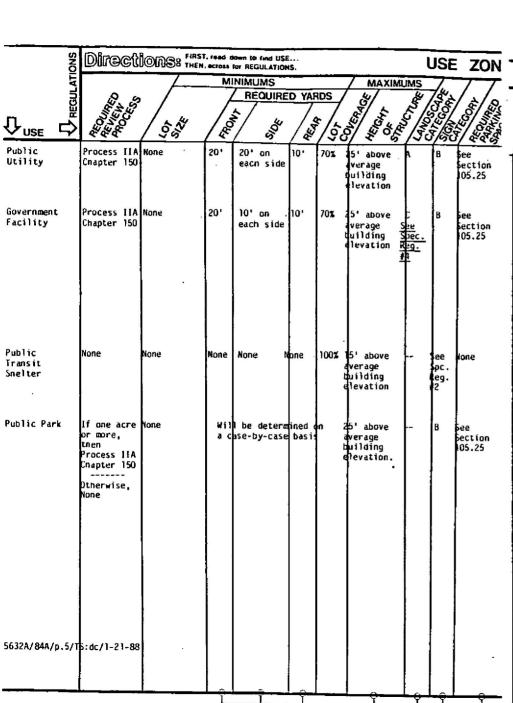






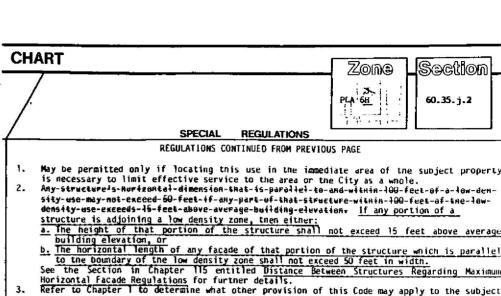
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SPECIAL REG REGULATIONS CONTINUE	GULATIONS D. FROM PREVIOUS PAGE	
O. If any portion of a structure is adjoining a a. The height of that portion of the structure building elevation, or b. The horizontal length of any facade of to the boundary of the low density zone. See the Section in Chapter 115 entitled Horizontal Facade Regulations for further de	low density zone, then either: ucture shall not exceed 15 fee that portion of the structure with shall not exceed 50 feet in widt Distance Between Structures R	et above average
r other information about parking and parking ar For details of the regulations in this categor For information of the regulations in thi ———————————————————————————————————	y, see Chapter 100. Is category, see Chapter 95. height limit, see Chapter 115.	Page

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Convalescent Center or Nursing Home			5' above C for ear bed verage uilding elevation.	SPECIAL REGULATIONS 1. If any portion of a structure is adjoining a low density zone, then either: a. Ine neight of that portion of the structure snall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallely 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. \$632A/84A/TS:br/p.10/1-21-88
5632A/84A/p.4/	S: br/1-20-8i			
Foot				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 vards, see Chapter 115.



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 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.

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

- 2. 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-herizental-dimension-that-is-parallel-te-and-within-100-feet-ef-a-lew-dentity-use-may-net-exceed-50-feet-if-any-part-ef-that-structure-within-100-feet-ef-the-lewdensity-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.
- 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.

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Detached Dwelling Units	ftone	5,000-sq.ft. 3,600-sq.ft		5', but 2 side yards must equa at least 15'	5	58%	30' 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. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 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.
Detached, Attached or Stacked Dwelling Units	Process III Chapter 15	REGUL		5', but 2 side yards must equal at least 15'			30' above average building elevation.		A	1.7 per Unit	1. 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. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The-subject-property-must-centain-at-least-200-get, fty-per-unit-of-common-open-space-spaid ble-for-many-activities, -if-the-subject-property-centains-sin-or-more-units; this-required-open-space-must-be-in-one-or-more-pieces-each-having-a-leagth-and-width-of-at-least-20-feetyin-addition-in-subject-property-centains-sin-or-more-units; tal-least 50%-of-this-required-open-space-must-be-in-one-or-more-pieces-each-having-a-leagth-and-width-of-at-least-40-feety. 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 minum 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 each having at least width of at least 40 feet. The required common recreational 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 must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space must be in one or more pieces having a length and width of at least 40 feet. The required unit must be added 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
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Foo			L.						Ĺ		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 vards, see Chapter 115.







SNOI	Directions: :	RST, read down to find USE IEN, ecross for REGULATIONS.	U	SE ZON	CHART
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Church	Process IIB 7,200 sq.(each side 70%	30' above C average ouilding elevation.	B See Seet ion 195.25 1 for every 4 people based on maximum poccupancy load of any area of worship. See Spec. Req. #2.	SPECIAL REGULATIONS 1. Traffic-cannot-significantly-impact-day-residential-neigh 2. Noise-cannot-exceed-that-normally-associated-with-a-resid 3. Scale-and-placement-of-the-structure-must-be-in-harmony-w 4. The required yard of a structure abutting Lake Washingto be increased 2 feet for each 1 foot that structure excee elevation. 2. No parking is required for day-care or school ancillary to 5. Refer to Chapter 1 to determine what other provision of to property. 4. If any portion of a structure is adjoining a low density a. The neight of that portion of the structure shall building elevation, or b. The horizontal length of any facade of that portion to the boundary of the low density zone small not exc See the Section in Chapter 15 entitled distance Bety Horizontal facade Regulations for further details.
School or Day Care Center	Process IIB 7,200 sq.1	ft. If this use can accommodate 50 or mure students or children, theo 50' 50' on each side If this use can accommodate 11 to 49 students or children, theo 20' 20' on each side Otherwise, 20' but 10' side yards must equal at least 15'	30' above D average ouilding elevation.	B See Section 105.25	1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it b. It will not be detrimental to the character of the ne 2. A 6-foot high fence is required only along the property l areas. along-the-side-and-rear-property-lines-is-required 3. Hours of operation may be limited to reduce impacts on ne 4. Structured play areas must be set back from all property a. 20 feet if this use can accommodate 50 or more student b. 10 feet if this use can accommodate 13 to 49 students c. Otherwise, 5 feet. 5. An on-site passenger loading area must be provided if-thi students-or-children. The City shall determine the appro on a case-by-case basis, depending on the number of abutting right-of-way improvements. Car pooling, si right-of-way improvements or other means may be required nearby residential uses. 6. May include accessory living facilities for staff persons 7. The required yard of a structure abutting Lake Washington be increased 2 feet for each 1 foot that structure excee elevation. 8. Refer to Chapter 1 to determine what other provision of property. 9. The location of parking and passenger loading areas shal any nearby residential uses. 10. These uses are subject to the requirements established Health Services (MAC-388-73). 11. If any portion of a structure is adjoining a low density
5633A/B4A/p.5/	1-21-88/TS: br : dc				a. The height of that portion of the structure shall of building elevation, or b. The horizontal length of any facade of that portion of the boundary of the low density zone shall not exceed the Section in Chapter IIS entitled Distance Between the section in Chapter IIS entitled Distance Between
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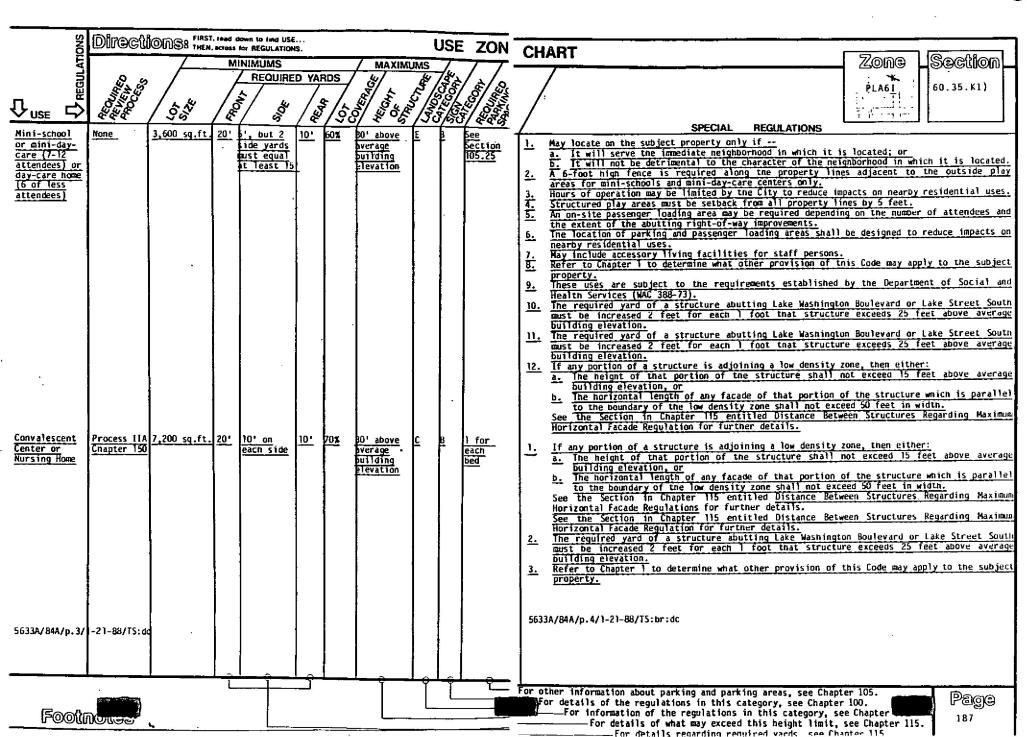
Zone _Section 60.35.k.1) PLA 61

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- ton Blvd. or Lake Street South must eds 25 feet above average building
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 - is located; or
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- nearby residential uses.
 - y lines as follows:
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 - ton Blvd. or Lake Street South must eeds 25 feet above average building:
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- zone, then either:
 - not exceed 15 feet above average
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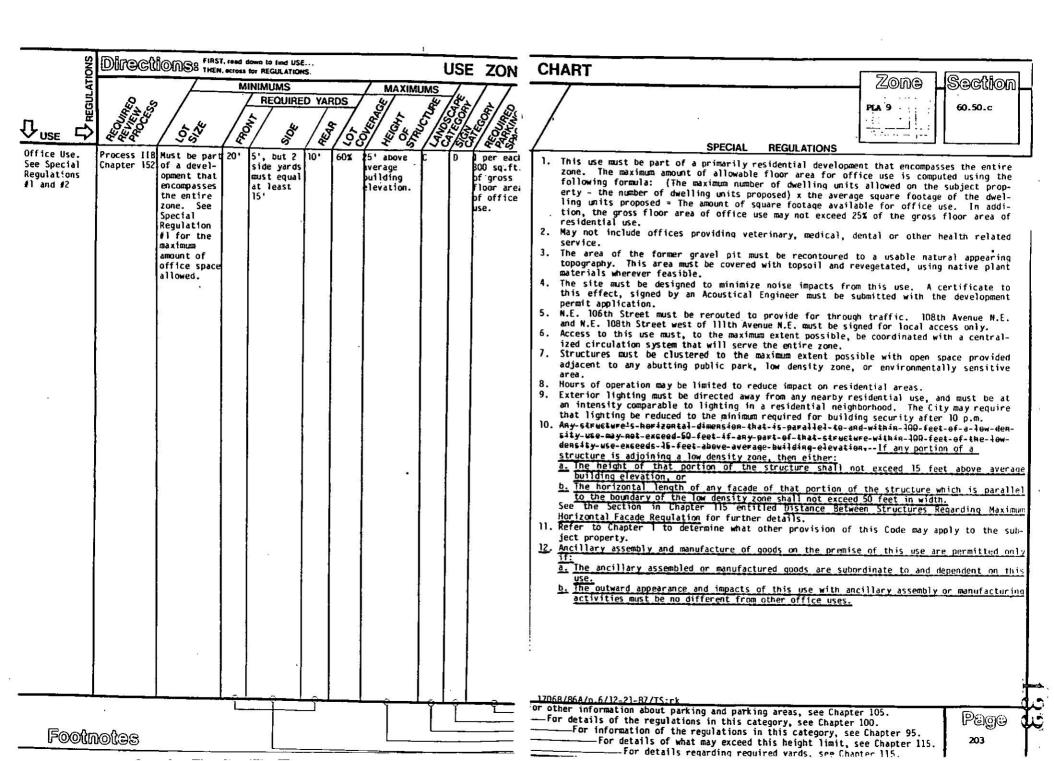
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后 REGULATIONS		5,6	MI Control	REQUIRE	7	RDS /	MAXIMI W W W W W W W W W W W W W W W W W W	JIMS		\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	SPECIAL REGULATIONS 60.35.k.2)
Public Utility	Process 11# Chapter 150	None	20'	20' on each side	10'	70%	30° above average building elevation	A	В	See Section 105.25	 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. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 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
Government Facility	Process 114 Chapter 150		20'	10' on each side	10'	70%		ee oec.	В	See Section 105.25	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 Herizontal Facade Regulations for further details.
Public Transit Shelter	None	None	None	None	None .	100%	15° above average building elevation		See Spc. 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 IIA Chapter 150 Otherwise, None]1 be deter case-by-cas			30° above average building elevation.		В	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 Mashington 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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Foolin	seijoi		L								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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Attached Dwelling Units.		Process [11 Cnapter 155		201	5', but 2 side yards must equal at least 15'		-"	25' above overage building elevation		A	1.7 per unit.	1. 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. 2. 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 69.8%. 3. Chapter TIS contains regulations reparding home occupations and other accessory uses, facilities and activities associated with this use. 4. Any-structure's-hoprizantal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-use-enceded-50-feet-if-any-paral-of-that-structure-within-100-feet-of-a-low-density-use-enceded-50-feet-if-any-paral-of-that-structure-within-100-feet-of-a-low-density-use-enceded-50-feet-if-any-paral-of-that-structure-within-100-feet-of-a-low-density-use-enceded-50-feet-if-any-paral-of-that-structure-within-100-feet-of-a-low-density-use-enceded-50-feet-if-any-paral-of-that-portion-of-the-structure-stall not exceed 15 feet above average building-elevation, or 3. The height 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 Requiation for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-ject property. 6. If the subject property includes all or substantially all of this zone, the following regulations apply: a. The area of the former gravel pit must be recontoured to a usable, natural appearing topography. This area must be covered with topoil and revegetated, using native plant materials wherever possible. b. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street 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 sub-mitte
F0	0 190	iokes								L		For details of what may exceed this height limit, 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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Recreation establishment: providing one or more of the following activities: 1. golf. 2. swimming. 3. tennis or other racquet sports. 4. nandball. 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' 6	0% 25' above average building elevation		0	See Section 105.25	1. 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. 2. 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. 3. 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. 4. Hours of operation may be limited to reduce impact on 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. 5. Exterior lighting were decided to the minimum required for building security after 10 p.m. 6. The area covered by structures, parking, buffers and other elements of this use may not be used in calculating residential density in the development. 7. The following accessory components are permitted as part of this use: a. Retail sales and rental of sports equipment for activity conducted on the subject property. b. A restaurant encompassing not more than 20% of the gross floor area of this use. 8. Any-structure is adjoining a low density zone, then either: a. The resident of that portion of the structure within-100-feet-of-the-low-density-use-exceed-150-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-150-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-150-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-150-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-150-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-use-exceed-150-feet-if-any-part-of-that-the-low-density-use-exceed-150-feet-if-any-part-of-that-the-low-density-use-exceed-150-feet-if-any-part-of-that-
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USE	⊕ REGU	State State	5 Ay	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		\\ \gentle{g}	MAXIMI SI SI SI SI SI SI SI SI SI SI SI SI SI S				SPECIAL REGULATIONS PLA9
<u>Church</u>		Process III Chapter 150	7,200 sq.ft	20*	20' on each side	20*	 25° above average building elevation.	CI .	<u>B</u>	l for every 4 people based on maximum occupancy load of any area of wor- snip. See spec. Reg. #9	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 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. Ine 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 15 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. 9. No parking is required for day-care or school ancillary to the use.
9434C/308	A/p.l	/0 1-25-88/TS	C bu								9434C/308A/p.2/01-25-88/TS:cw
F@	<u></u>	notes									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 reparding required wards are Chapter 115.

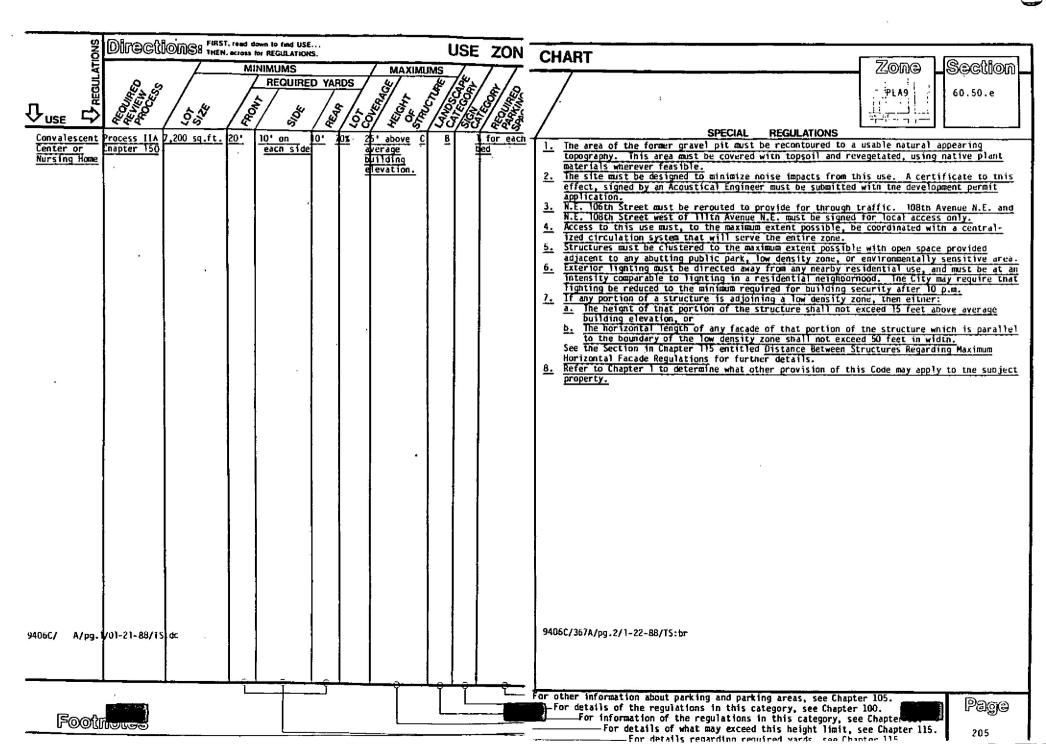
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DIFOCTIONS FIRST, read down to land USE	USE ZON	CHART
/ MINIMUMS	MAXIMUMS WAR STATE OF THE STATE	SPECIAL REGULATIONS ZONG SOCTION 60.50.e
School or Day Process-HB 7,200 sq.ft. Chapter-152 Process 11A Chapter 150 So' on each side fit in the square students or children, then 20' 20' on each side (the wise, 20' 5', but 2 side yards must equal at least 15') 1706B/86A/p. 9/12-21-87/TS:cw	syerage building elevation. B See Section 105.25	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 size must be designed to minimize noise impacts from this use. A certificate to this refrest signed by an Acoustical Engineer must be submitted with the development parent application. 3. M.E. 188th Street must be rerouted to provide for through traffic. 188th Avenue N.E. and N.E. 188th 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 windimmer required for building security after 10 p.m. 7. May locate on the subject property only firm. 8. A Groot high fence is required only along the property lines adjacent to the outside play areas, along-the-side-and-fear-property-lines-is-required. 8. A Groot high fence is required only along the property lines adjacent to the outside play areas, along-the-side-and-fear-property-lines-is-required. 9. Hours of operation may be limited to reduce impacts on nearby residential uses. 10. Structured play areas must be set back from all property lines as follows: 2. 20 feet if this use can accommodate 50 or more students or children. 2. 10 the side of the providents of the subject of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of this autition right-of-way improvements. Car pooling, staggered loading undoughed to reduce traffic impacts on any include accessory livin
Footnotes		For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115.







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ATIONS	Direct	OOS: FERSI	T. read down to to I. across for REGU	and USE ALATIONS,		USE	ZON	CHART				
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<u>ি nee</u> ⊏		5%	Transfer Tra	DUIRED YARDS	MAXIMUM B B B B B B B B B B B B B B B B B B B			PLA9 60.50.e				
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' bu' 2 side yards must equal least 15'	t 10' 50%	Si above E verage building elevation	["]	See Sec- tion 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. If 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. 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. 11. If the subject property includes all or substantially all of this zone, the following regulations apply: a. 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. b. 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. c. 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. 12. If any portion of a structure is adjoining a low density zone, then either:				
1706B/86A/p.11	/01-08-88/TS:	Cw: np						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. 13. Resolution No. 2474 affects development of this use in this Zone until November 8, 1989. Refer to that Resolution.				
F00t[noles							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 of what may exceed this height limit, see Chapter 115.				









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SS SS PREGULATIONS	Promise Servic	56	MI	REQUIRE	YAF	RDS /	MAXIMI	JMS JMS JMS JMS JMS JMS JMS JMS JMS JMS		
Public Utility	Process IIA Chapter 150	None :	20'	20' on each sida	10'		25' above average building elevation.	A	8	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on éach side	10*	70%	25' above average building elevation.	C See Sec. Reg. 5	8	See Section 105.25
Public Transit Shelter	-Process-1- -Chapter-145 <u>None</u>	None	0,	0.	0'		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		ll be deter case-by-cas		s	25' above average building elevation.		В	See Section 105.25
1706B/86A/p.19 Page 206	/12-21-87/TS	Cw -		_						
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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-herizontal-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-lowdensity-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 <u>Distance Between Structures Regarding Maximum</u>

Horizontal Facade Regulations for further details.

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

5. For a Fovernment 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-demsity-use-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-lowdensity-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

<u>building elevation or</u>

b. Ine 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 <u>Distance Retween Structures Regarding Maximum</u>

Horizontal Facade Regulations for further details.

3. Refer to Chapter) 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.

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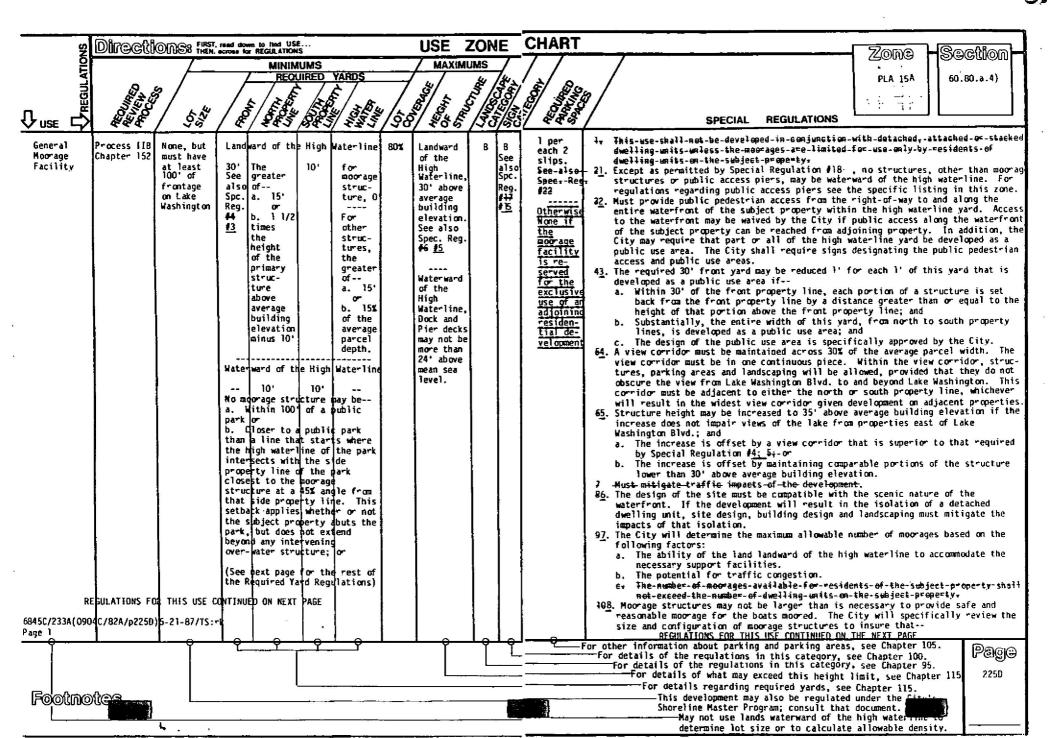
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Attenhed or Stacked Deelling Unito	Process IIB Chapter 152		also Spc. Reg. #3	The greater of a. 15' or b. 1½ times the height of the primary structure above average building elevation ainum 10' inimum dis other the 5'.			80%	30° showe average building elevation. See also Spec. Reg. #5	D	A	unie <u>6</u> .	 waterfront. If the development will result in the isolation of a detached dwelli unit, site design, building design and landscaping must mitigate the impacts of that isolation. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
								Ì .			4563B/97A	OCTOBER, 1984 (Ordinance 2834)
Footno	ntes			<u> </u>	- 				Ĺ	L	- 	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 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.







SS	Directi	to find USE REGULATION	s	10 Mar 1 1		USE ZONE			CHART	Tana Leastion		
TSE □		\$ 5 %	No.	1.6	UMS HRED	YARDS	, \$8	MAXII B B B B B B B B B B B B B B B B B B	MUMS			SPECIAL REGULATIONS ZONG Section 50.80.a.3)
Public Access Pier or Boardwalk	Process IIB Chapter 152	None	See al	ard of th	10 ¹	ation #8		Pier deck may not t more than 24' above mean sea level. Diving boards ar similar features may not t more than 3' above the deck.		See Spc. Reg. #7	Section 105.25	 No accessory uses, buildings, or activities are permitted as part of this use. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use. May not treat a structure with creosote, oil base or toxic substances. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pier deck and, where feasible, underground. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 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" nigh, and visible from the Lake. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property. See Section II of this Chapter for regulations regarding bulkneads and land surface modification. In addition, refer to Chapter I to determine what other provisions of this Code may apply to the subject property.
Moorage Facility for 1 or 2 boats	None	None	In add ture n a. 25 b. 25 struct proper	ard of thi 10' ition, no ay be with of a pub' of anothe ure not or ty. nimum dime	nooragin ic par or moor the s	e struc- k; age ubject pf any	803	Pier deck may not that more than 24' above mean sea level. Diving boards ar similar features features fay not t more than 3' above the deck.	nd	See Spc. Spc. Spc. Spc. Spc. Spc. Spc. Spc.	each 2 slips. See also Special Regulation #13 Otherwise none if the moorage facility is re- served for the exclusive use of an adjoining residen- tial de- velopment	neighboring properties.
0904C 308A/p. Page 225C		i:rk	1	Ì	 		<u> </u>				904C /308A/ p Page 225C	on/44he0-8mfogmation 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.
Footno)(()\$ 	<u> </u>		·						_		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





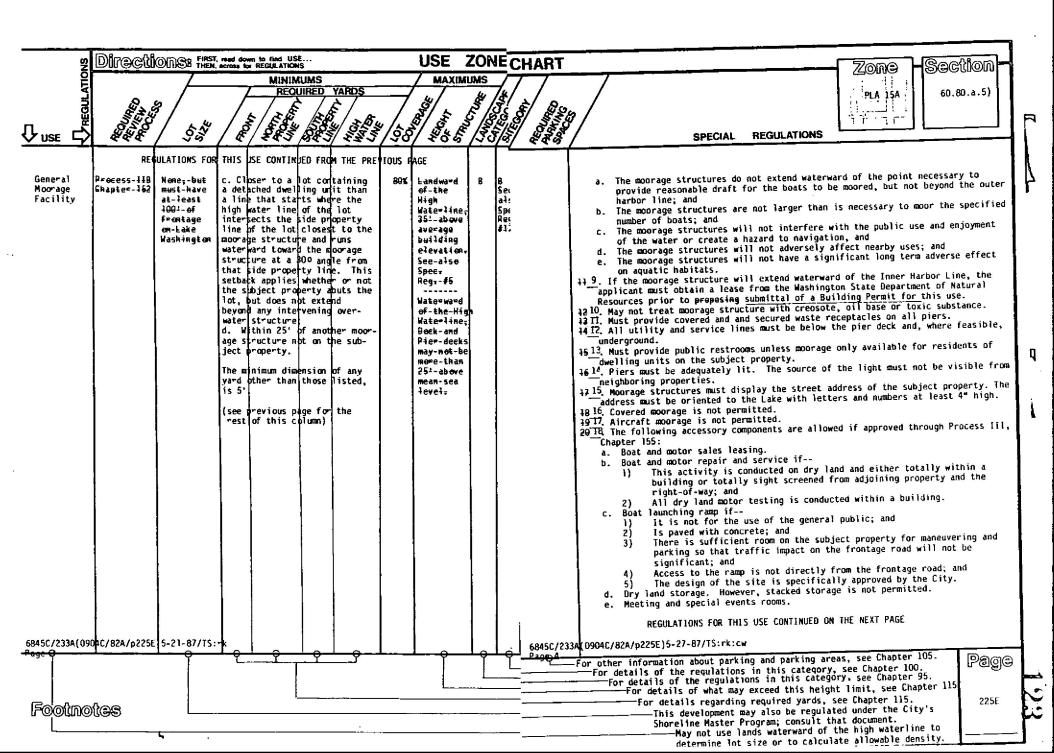
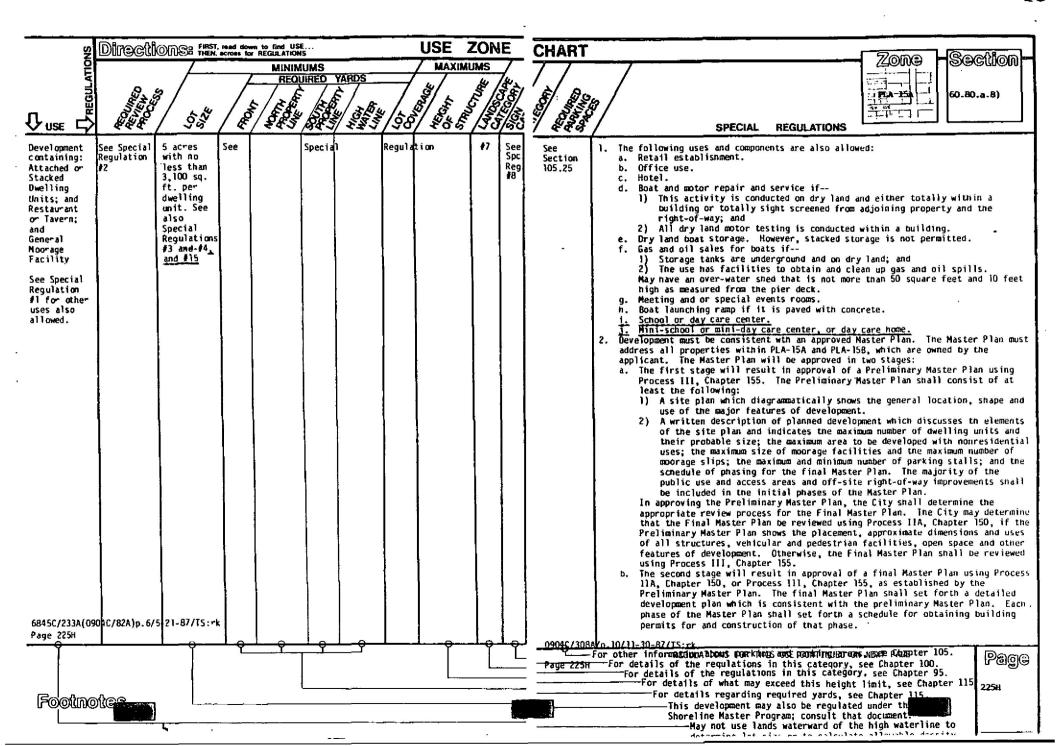


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SPECIAL REGULATIONS	PLA15A G	∋©ti© M 0.80.a.6)
REGULATIONS FOR THIS USE CONTINUED F		
f. Gas and oil sale for boats, if— 1) Storage tanks are underground and o 2) The use has facilities to contain a have an over-water shed that is not high as measured from the pier deck 21 19 See Section II of this Chapter for regula surface modification. In addition, refer t provision of this Code may apply to the sub 22. This-mequirement-dees-not-apply-if-the-meow exelusive-use-of-an-adjacent-residential-de 23 20. At least one pump-out facility shall be p This facility must be easily accessible to for public use.	n dry land; and nd clean up gas and oil; more than 50 square feet . tions regarding bulkhead; o Chapter 1 to determine ject property. age-facility-is-mesement; rowided for use by the qu	t and 10 fee s and land what other -fee-the eneral publi
6845C/23:A(0904C/82A/p225F)5-21-87/TS:rk Page 5		
For other information about parking and parking are For details of the regulations in this category For details of the regulations in this category For details of what may exceed this height	, see Chapter 100. Ory, see Chapter 95. ht limit, see Chapter 11:	Page
For details regarding required yards, This development may also be regula Shoreline Master Program; consult t May not use lands waterward of determine lot size or to calcul	ted under the hat document. the high waterline to	2251

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S.S.	Directi	OMS: FIRST,	read down across for	to find US REGULATION	E IS					<u>IE</u>	CHART	Zone Section
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Professional Football, Baseball or Soccer Practice or Play Facility		See also Special Regulation F8	20' T See g also c Spec a Reg. b	he reater of . 15' or . 1-1/2 imes the reight of he rimary tructure bove verage uilding levation inus 10' nimum di	10°	The greater of a. 15' or b. 15% of the average parcel depth of any e listed,	80 %	30' abov average building elevation See also Special Regulati No. 5.	e C	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, 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 area. 3. The required 20' front yard may be reduced l' for each l' of this yard that is developed as a public use area if a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be maintained across 30% of the average parcel width. The view 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 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 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 Lak
	-			- 9	9		·	-		Ĺ	F(r 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. 225G
Footno	nfas		1988									For details regarding required yards, see Chapter 115. This development may also be regulated under the City's
	0000	L										Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to
<u> </u>		S .										determine lot size or to calculate allowable density.

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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 proper 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 unit 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 squ footage of the dwelling units = the amount of square footage available for non-residential use. 5. Development must provide apportunities for public access to, use of and views 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 take Washington Blvd. In addition, obstruction of views from existing developm lying east of Lake Washington Blvd. must be minimized. 6. All nonresidential uses, except office uses, must be located and designed to he substantial waterfront orientation and accessibility from waterfront public useras. 7. The City will determine required yards, lot coverage, structure height and	4.	SPECIAL REGULATIONS REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE 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. 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
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 prope 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 unit 15B = the maximum permitted number of dwelling units allowed on the subject property—the number of dwelling units proposed) x the average squ 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 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. Materfront 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 take Washington Blvd. In addition, obstruction of views from existing developm lying east of Lake Washington Blvd. must be minimized. 6. All nonresidential uses, except office uses, must be located and designed to h 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 tegree 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. 9-19 Must comply with Special Regulations of the company to the use listing in this zone entitled "General Moorage Facility." 10. Must provide pumping facilities to remove effluent from boat holding tanks.	4.	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. 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
Area 15B. The maximum permitted number of dwelling units on the subject proper 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 unit. 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 propertythe number of dwelling units proposed) x the average squ footage of the dwelling units = the amount of square footage available for non-residential use. 5. Development must provide apportunities for public access to, use of and views 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, and d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Blvd. In addition, obstruction of views from existing developm lying east of Lake Washington Blvd. must be minimized. 6. All nonresidential uses, except office uses, must be located and designed to h 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 t 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. 19. 19. 9. Must comply with Special Regulations 2-17 for the use listing in this zone entitled "General Moorage facility." 10. Must provide pumping facilities to remove effluent from boat holding tanks.	4.	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. 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 propertythe number of dwelling units proposed) x the average squ 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 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 developm lying east of Lake Washington Blvd. must be minimized. 6. All nonresidential uses, except office uses, must be located and designed to h substantial waterfront orientation and accessibility from waterfront public us areas. 7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and t 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 12-17 for the use listing in this zone entitled "General Moorage Facility." 10. Must provide pumping facilities to remove effluent from boat holding tanks.	5.	
non-residential use. 5. Development must provide opportunities for public access to, use of and views 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 Mashington 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 developm lying east of Lake Washington Blvd. must be minimized. 6. All nonresidential uses, except office uses, must be located and designed to he substantial waterfront orientation and accessibility from waterfront public useress. 7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and tegree 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 12-12 for the use listing in this zone entitled "General Moorage Facility." 10. Must provide pumping facilities to remove effluent from boat holding tanks.	5.	footage of the dwelling units = the amount of square footage available for
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 developm lying east of Lake Washington Blvd. must be minimized. 6. All nonresidential uses, except office uses, must be located and designed to h substantial waterfront orientation and accessibility from waterfront public us areas. 7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and t degree to which public access, use and views are provided. 8. All signs must be approved as part of a Comprehensive Design Plan in accordanc with Section 100.80. 9-19 9. Must comply with Special Regulations**12-12 for the use listing in this zone entitled "General Moorage Facility." 10. Must provide pumping facilities to remove effluent from boat holding tanks.		non-residential use. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements:
 All nonresidential uses, except office uses, must be located and designed to mean substantial waterfront orientation and accessibility from waterfront public uses areas. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and tegree to which public access, use and views are provided. All signs must be approved as part of a Comprehensive Design Plan in accordance with Section 100.80. Must comply with Special Regulations 7-17 for the use listing in this zone entitled "General Moorage Facility." Must provide pumping facilities to remove effluent from boat holding tanks. 		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
 The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and t degree to which public access, use and views are provided. All signs must be approved as part of a Comprehensive Design Plan in accordance with Section 100.80. Must comply with Special Regulations 17-12 for the use listing in this zone entitled "General Moorage Facility." Must provide pumping facilities to remove effluent from boat holding tanks. 	6.	All nonresidential uses, except office uses, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use
 8. All signs must be approved as part of a Comprehensive Design Plan in accordance with Section 100.80. 9-19- 9. Must comply with Special Regulations 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. 	7.	The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the
 Must comply with Special Regulations 12 for the use listing in this zone entitled "General Moorage Facility." Must provide pumping facilities to remove effluent from boat holding tanks. 	8.	All signs must be approved as part of a Comprehensive Design Plan in accordance
Must provide pumping facilities to remove effluent from boat holding tanks.	9.	Must comply with Special Regulations 17-17 for the use listing in this zone
		Must provide pumping facilities to remove effluent from boat holding tanks.
REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE 104C/308A/p.225I		

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	Zong - Section -
	SPECIAL REGULATIONS 220113 FLA 15A 60.80.a.10)
	REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE
13	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. 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. The regulations for this use may not be modified with a Planned Site Development or Planned Residential Unit Development. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Haster Plan.
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For	other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 105. 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







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y Direc	dions: fir	, read dow	m to find USI REGULATION	E			USE 2	ZON	E	CHART		
A BEGULATION	\$ 5 5 4 5 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5		7.8	HOFF	VARDS	/ \$8	MAXIMI B B B B B B B B B B B B B B B B B B	UMS			7	Zone Section 60.80.a.11)
Public Process Utility Chapter	150	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:		The greater of a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg	A	В	See Section 105.25	2. M 6. 3 3. 3 6. 6	to structures, other than moorage structures or public access piers, may be vaterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. Hust 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 snall require signs designating the public pedestrian access and public use areas. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if 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 by Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and the design of the public use area; and the corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor,
Facility Chapter		See also Spc. Reg.	greater of a. 15' or b. 1 1/2 times the height of the pri- mary structure above average building elevation minus 10'		greater of a. 15' or b. 15% of the average: parcel depth	80%	30 above average building elevation See also Spec. Reg.	(2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	8	See Section 105.25	5. \$\frac{1}{2}\$. \$\f	itructures, parking areas and landscaping will be allowed, provided that they do not obscure the existing view from Lake Washington Blvd. to and beyond Lake lashington. 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. Actructure 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 lashington Blvd.; and The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. The property is necessary to permit effective service to the area or the City as a mole. The design of the site must be compatible with the scenic nature of the atterfront. If the development will result in the isolation of a detached welling unit, site design, building design and landscaping must mitigate the impacts of that isolation. See Section 11 of this Chapter for regulations regarding bulkheads and land sturface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The design on the type of use on the subject property and the impacts associated epending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
904C/308A/p.7/ 1-30-87/T Page 225K	S;dx	1	l e	<u> </u>					لفا	904C/308A Page 225K	or oth p.6941	er information about parking and parking areas, see Chapter 105. dgbag); gfrihe regulations in this category, see Chapter 100. or details of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115
Footnotes					-	 -	, , , , , , , , , , , , , , , , , , , 				-	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

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Public Transit Sholter		Process-I Chapter 14 None	eachi	0*	0'	0*	the greater of— o. 15° or b. 150 of the average percel depth	1004	15' chowe average building elevation. This pro- vioion may not be varied.		See Spc Reg 02	Euro .	New be permitted only if it will not unreasonably impede pedastrian coverant or create traffic cafety problems. New install transit route and information signs and markers.
Public Porti	,	Process IIA Chapter 150	itoma	eri 11 bosi		deed or	a c ess-b ;	-08€3	35° chose average building elevation. This pro- vision may not be varied.	_	8	8es Section 105.25	 The design and facilities of the park must emphasize its enterfront location. See Section 11 of this Chapter for regulations regarding builtheets and land curface andification. In addition, refer to Chapter 1 to determine that other provision of this Ooth may apply to the subject property.
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4563B/97A/	/p. 21	·										4563B/97 <i>E</i>	OCTOBER, 1984 (Ordinance 2854)
Foot	n@	tes			Ĭ					L			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 that 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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FSF Gregulano		28		NIMUMS REQUIRE		IDS /	MAXIMI B B B B B B B B B B B B B B B B B B	TARC .	\$ 00 m	* \$ \$ \$ \$ \$ \$ \$ \$ \$	Zone Section PLA 60.80.b1)
Detached Dwelling Unit	None	12,500 sq ft. per dwelling unit.	20'	5', but 2 side yards must equal at least 15 feet.	10,	504	25' above average building elevation.	В	λ	2.0 per dwelling unit.	1. Refer to Chapter 85 for regulations regarding development on property containing an unstable alope. 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 provisions of this Code may apply to the subject property.
Attached, or Stacked Dwalling Units	See Special Regulation			Special lation #8		50%	See Spc. Regu- lation #8	D	A	1.7per unit	1. Must be developed in conjunction with property in Planned Area 15A. 2. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PIA-15B and PIA-15B, which are named 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 shown 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 moorage allies the maximum size of moorage facilities and the maximum number of moorage allies 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-off-way improvements shall be included in the initial phases of the final Master Plan. In approving the Preliminary Master Plan, the City shall determine that the Pinal Master Plan be reviewed using Process IIA, Chapter 150, if the Preliminary Master Plan shown 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 of the than 15B. 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 shall set forth a detailed development of marker Plan. The final Master Plan shall set forth a detailed development of an Area 15B. The maximum perm
51728/97A/p.1											5172B/97N/p.2 RECULATIONS FOR THIS USE CONTINUED ON NEXT PAGE OCTOBER, 1984 (Ordinance 2834)
Foot	notes		<u> </u>		<u>.</u>	·				•	For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

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FISH ATTONS	A SOUTH OF S	/	MINI	MUMS REQUIRED		DS /	MAXIMI B B B B B B B B B B B B B B B B B B	DAC	7		SPECIAL REGULATIONS ZOMO SOCITION 60.80.b.3)
Non- Commercial Recreation Arca-or Club-House	Process-II Chapter-150	12,500	501 1	Q¹-en a∈h-side	101	40%	251-above average building clevation	6	8	See Seetien 105.25	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 norizontal dimension that is parallel to and within 100 feet of a low done try use may not exceed 50 feet if any part of that structure within 100 feet of the low density use easy not exceed 50 feet above average building elevation. See the Section in Ghapter lib entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 6. Refer to Ghapter 85 for regulations regarding development on property containing an unstable slope. 7. Refer to Ghapter 1 to determine what other provision of this Gode may apply to the subject property.
Church	Process IIA Chapter 150			O'on each side	201	-60% 50%	25' above average building elevation	С		See Section 105:25 for every 4 people based on maximum occupancy load of any area of worshi See also Spec Rec #4	1. Traffic-cannot-exceed that normally associated with a residential neighborhood. 2. Noise-cannot-exceed that normally associated with a residential neighborhood. 3. Scale-cand 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. Ine height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. Ine 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. Refer to Chapter 85 for regulation regarding development on property containing an unstable slope. 8. 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	If-this use-can accomme- date-I3-or more stu- dents or children; then Reocess-IIB Chapter-152 Otherwise, Process IIA Chapter 150		accommere chill 50' 5 e If thi accommostuden then	his use commodate 5 students dren, the each side such side such side o' on each side o' on each side erwise o' on each side	0 or or n 50'		25' above average building elevation	0	8	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-pear-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-ur-more-students-or-children.

Footnotes .

Oso44YDecAyrcconatton8Amout.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.

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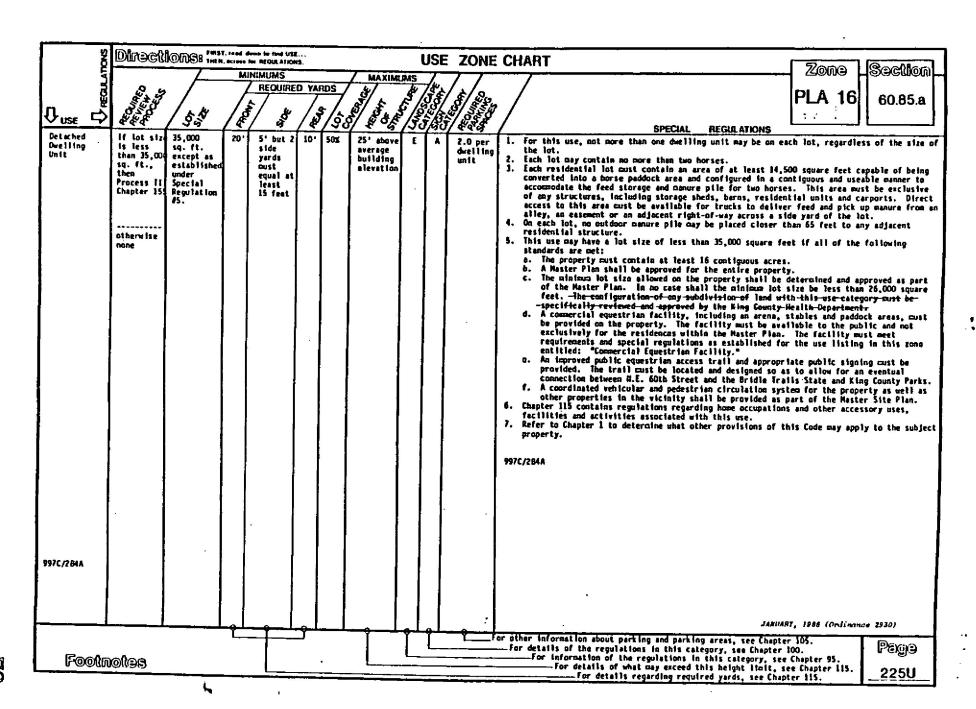
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NOIT		IONS: THE			NS.		,		USE	Z(CHART Zone Section
G F G REGULATIONS	ROUNE PROPE POSS SOSS	575	, O. O. O. O. O. O. O. O. O. O. O. O. O.	REQUIRE		IDS /	MAXIN Se se se se se se se se se se se se se se	NUMS			SPECIAL REGULATIONS 60.80.b.3)
Mini-School or mini-day Care center [7-12 attendees] 	<u>None</u>	12,500 5q. ft.	20'	50' but 2 side yards must be equal at least 15 feet	<u>10 '</u>	<u>50%</u>	25' above average building elevation		αf	See Section 105.25	 Any-structure's herizontal-dimension-that-is-parable-to-and-within-190-feet-of-a-low-density-use-may-nat-axceed-60-feet-if-any-part-of-that-structure-within-190-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:
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Z Footin	otes ·		<u> </u>			- <u>-</u> -l				<u>2</u>	For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

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50	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	REQUIRED YARDS	\$\ \ \$\ \\$\ [\frac{8}{3}\text{\text{\text{3}}\text{\text{8}}\text{\text{2}}\text{\text{2}}	\$/Q	/ PLA15B: 60.80.54)
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Public	Process 11 A None		MAXIMUMS A B B B B B B B B B B B B B B B B B B	र्द्ध दे	SPECIAL REGULATIONS
· Utility	Chapter 150	20 20 on 20 - 50% each side 50%	average building elevation.	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. Any structure's horizontal dimension that is parallel to and within 100 feet of a low den-
Government Facility	Process I A None Chapter 150	20 10' on 10' -60% each side <u>50%</u>	average <u>C</u>	See Section 105.25	sity-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. 4. Traffis-eannet-significantly-impact-any-residential-neighborhoods 4. F. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. 5. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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.
Public Transit Snelter	Process + None Chapter 145 None	Nore None None 1003	15' above See l average Spc building Reg	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 None or more, then Process IIA Chapter 150	will be determined on a case-by-case basis	average :	See Section 105.25	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-net-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 neight 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 85 for regulations regarding development on property containing an unstable slope. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
				 -	0904C/308A/p.28/11-30-87/TS:rk 225T
0904C/6F@A@A	TS: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 105. For details of what may exceed this height limit, see Chapter 115. For details repording required words, see Chapter 115.









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Commercial Equestrian facility See Special Regulation fi	Process 118	3 acres	201	20' Special Reg	20	80%	See	C	В	See Sec- tion 105.25	SPECIAL REGULATIONS 1. This use may include arenas, stables, roaming and grazing areas, club house and ancillary equestrian activities. 2. This use must comply with Sections 80.30 through .45. 3. 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. 4. 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 bern. 5. Existing natural vegetation must be maintained to the greatest extent possible. 6. Refer to Chapter I to determine what other provisions of this code may apply to the subject property.
Recreation Area and Use See Special Regulation #3	Process 11B	l acre	201	20*	201	80%	38' above average building elevation. See Specia Regulation		В	See Section 105.25	1. 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. 2. Hours of operations may be limited to reduce adverse impacts on a residential neighborhood. 3. 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 hern. 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. 4. A 20-foot wide site obscuring landscape buffer must be provided along the west and south perimeter of the property. 5. Existing natural vegetation must be maintained to the greatest extent possible. 6. Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property. 7. Vehicular and pedestrian circulation to and from the property shall be coordinated with the other properties in the vicinity to the maximum extent possible.
	Process-IA-Chapter 160			6'-bub 2 3'ide pards must-aqual at laast 16 feet	10-	503	251 obore everage building elevation	4	фф	See 5ee 10ar 105-25-	Hay be permitted only if it-will not adversely impact-only residential area-that- it-dose-not-serve. Provide pedestrian access from-locations served by the area or clubhouse. It-dose-not not site design-oust-nieloize-the need for parking. Hours-of-operation-may-be limited to reduce adverse impact-on a residential neighborhood. Hours-of-operation-may-be limited to reduce adverse impact-on a residential neighborhood. Hours-of-operation-may-be limited to reduce adverse impact-on a residential neighborhood. Hours-provide an improved public equestrian access-trail and appropriate public significant flow-in-significant flow-for and eventual connection-between M.E. 60th Street and the Bridle-Trails State and ding-founty Parking. Farking for in-the footh of the flow density use exceed 50 feet if any-part-of-that structure within 100-feet of the low-density-use exceeds 15 fact above average building ulaustion. See the Section in Chapter 115 untitled Bistance-Between-Structures Regarding Manions Horizontal Facade-Regulations for further details. Refer to chapter to determine what other provision of this Code-may apply to the subject property.
¦ ซักสดาให้ก่	ம் ரி: _{எ.ச.}		-		<u></u> 1	l	<u> </u>		1		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.

2 D)irections: 🏗	ST. read down to find USE N. across for REGULATIONS.		USE	ZON	CHART	Zon
Ē		MINIMUMS REQUIRED VARDS	MAXIMUII B B B B B B B B B B B B B		7 7	SPECIAL REGULATIONS	PLA 16
School or Arc Day Care Cha Center Sec	ocess 18 35,000 sq. ft. 35,000 sq. ft. 35,000 sq. ft. 36,000 sq.	each side lf this use can accommodate 50 or more students pr	5' above average authorized from 5' above verage utilding levation	C B	See Seetion 105.25 1 for every 4 people based on maximum occupanc load of any area of worship. Seetion 105.25	+ Traffic-cannot significantly impast any residential meight 2. Noise cannot exceed that normally associated with a residuated of the structure must be in normally associated with a residuated structure is adjoining a low density zone, then either: density zone may not exceed to feet if any part of that it we density zone exceeds to feet above average building elstructure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not building elevation, or b. The horizontal length of any tacade of that portion of to the boundary of the low density zone shall not exceed see the Section in Chapter 115 entitled Distance Between the Province of the section in Chapter 135 entitled Distance Between the Province of the section in Chapter 135 entitled Distance Between the Province of the section in Chapter 135 entitled Distance Between the Province of the section in Chapter 135 entitled Distance Between the Section in Chapter 135 entitled Distance Between the Province of the Property. 63] Hust provide an improved public equestrian access trail as I me trail must be located and designed so as to allow for N.E. 60th Street and the Bridle Trails State and King Court in trail must be located and designed so as to allow for N.E. 60th Street and the Bridle Trails State and King Court in the parking is required for day-care or school ancillary to the parking is required for day-care or school ancillary to b. It will not be detrimental to the character or the new section of the structure of play areas must be setback from all property lareas, along-the-state-and-pear-property-lines-is-required. A 6-foot high fence is required only along the property lareas, along-the-state-and-pear-property-lines-is-required. A 6-foot high fence is required only along the property lareas, along-the-state-and-pear-property-lines-is-required. A 6-foot high fence is required only along the property lareas must be setback from all property lareas lareas lareas lareas lareas lareas lareas l	ential neight the the restand within-late the restand the struct eed 15 ff the structures for the use. Is located; ighborhood ines adjacer and the use. Is located; ighborhood ines adjacer thildren. Children. Section 60.85.c

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-for details of what may exceed this height limit, see Chapter 115. —For details regarding required vards, see Chapter 115.

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Footnotes .

CHART			Zone	Section
		· · · · · · · · · · · · · · · · · · ·	PLA 16	60.85.c
<i>[</i> .			FLA 10	a
	SPECIAL	REGULATIONS	access access to one process	

REGULATIONS CONTINUED FRUM 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 (MAC-388-/3).

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

Page 225u

—For details regarding required wards, see Chapter 115.







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TSE CLEATIONS	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	55,34		REQUIR	ED YA	ARDS	MAXIM	UMS S		
Mini-Day Care Center (7-12 children) attendees Day Care Home (6 children attendees or less)	Process 1 Chapter 14 None	35,000	20'	5' but 2 side yards must equal at least 15'	10*	50%	25' above average building elevation	E	В	See . Section 105.25
Public Utility	Process [1/ Chapter 150		20 '	20° on each side	20 ·	70%	25' above average building elevation.	A	В	See Section 105.25
Government Facility	Process IIA Chapter 150		20'	10' on' each side	10'	70%	25' above average building elevation.	D C See Spc Reg #5	В	See Section 105.25
Public Transit Shelter 0997C/284A(71A)	None p.5/TS:rk/1-	None REGUL 14–88	None ATIONS	None CONTINUES	None On N	NO. 10 MIN.	15' above average building elevation. E		See Spc Regs	None

CHART	 Zone	Section
<u></u>	PLA 16	60.85.d

1. May locate on the subject property only if--

a. It will serve the immediate neighborhood in which it is located; or

SPECIAL

b. It will not be detrimental to the character of the neighborhood in which it is located.

REGULATIONS

2. 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.

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. 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 desinged to reduce impacts on nearby residential uses.

1. May be permitted only if locating this use in the immediate area of the subject property is

necessary to permit effective service to the area or the "City" as a whole.

2. Any-structure's-herizental-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-density-uso-may-not-exceed-50-feet-if-any-part-of-that-structure-within-100-feet-of-the-low-density-uso-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. Traffic cannot significantly impact any residential neighborhood.

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

54. 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 8 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.

2. May install transit route and information signs and markers.

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 95.

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

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			8		CNTINUED FR			Abt		l		1. The design of the park must serve the needs of the area in which it is located.
Public Par		If one acre or more,	None		ll be deter. case-by cas			25' above average		В	See Section	Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
		then Process IIA						building elevation.			105.25	3. Any structure's noricontal dimension that is parallel to and within 100 feet of a low den- sity use may not exceed 50 feet if any part of that structure within 100 feet of the low
		Cnapter 150			1	1						density use exceeds is feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations
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Public Park See Special Requision 15	See Special Regulation #1 and #2	None					ase-by-case	basis	9.0	ee ection 05.25	1. Development and use of a park does not require a development permit under this Code if- a. 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 b. The proposed use and development 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulations fl 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: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 3. Any-structure's herizontal-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-a-low-density-use-may-not-exceed-50-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 paralled 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. 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
Public Utility	lone	None	Wi) be deter	nined	on ac	ase-by-case	bas is	\$e	ee ection 05.25	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. Any-structure_s-herizontal-dimension-that-is-parallel-to-and-within-100-feet-of-a-low-denoted by the structure_within-100-feet-of-the-low-denoted by the structure by the
Government Facility	Process IIA Chapter 150	None	Wi	l be deter	nined	on a c	ase-by-case	basis	\$e	ee ection 15.25	density-use-exceeds-15-feet-above-average-building-elevation: 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 paralle 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.
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	ATIONS	Directi	ONS: THE			SE ONS.			ŧ	JSE	ZON	CHART Zone Section	<u>a</u>]
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Public Transit Shelter			None	0.	<u>/ ~</u> 0·	0	100%	5' above verage uilding elevation	-	see pc. teg. 2	tone .	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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105.10 <u>Vehicular Access Easement or Tract and-Private-Readway</u> Standards

- Roadway Widths For vehicular access easements or tracts, and private readways; 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-ina-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.
 - 5 or more lets dwelling units in detached and/or attached structures dwelling units: Betermined-by-the-Department-of-Public-Works-on-a-ease-by-ease-basis. A dedicated and improved public right-of-way is required. See Chapter 110 of the Code for the required improvements.
 - b.c. Fer-uuses 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.

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2. General

- a. For paragraph l.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.
- 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".
- 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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- 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):

Width of Driving Aisle	Depth of Turnaround Space
24' or less	6 7
25'	5 '
26'	4 '
27 '	3 1
28'	2 '
29'	7 '
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.

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Dwelling Units "Served" and not "Served" by a Vehicular Access Easement or Tract

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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 ORDINACE (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) - Section 5.490 - "Low Density Zone"

Section 5.572 (new) - 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.h LI Zone Section 55.10.q LI Zone Section 55.10.i LI Zone Section 60.10.c PLA 1 Zone Section 60.20.a PLA 3 Zone Section 60.15.a PLA Zone Section 60.20.c PLA 3 Zone Section 60.20.b 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.b.1 PLA 5B Zone Section 60.30.a.4 PLA 5A 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.2 PLA 5C Zone Section 60.30.c.1 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.3 PLA 6J Zone Section 60.35.a.2 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.2 PLA 6D Zone Section 60.35.d.1 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.g.1 PLA 6G Zone Section 60.35.f.3 PLA 6F Zone Section 60.35.g.2 PLA 6G Zone Section 60.35.g.3 PLA 6G Zone Section 60.35.q.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.2 PLA 6K Zone Section 60.35.i.1 PLA 6K Zone Section 60.35.j.l 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.10 PLA 15A Zone Section 60.80.a.9 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 <a href="https://linkland.org/linkland-city-council-text-align: regular meeting-council-text-align: certify that the foregoing is a summary of Ordinance 3077 approved by the Kirkland City Council for summary publication.