ORDINANCE NO. 3077

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

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated November 23, 1987 and bearing Kirkland Department of Planning and Community Development File No. IV-87-42; and

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

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

Whereas, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission, as well as a timely filed challenge of said recommendation.

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

Section 1. Zoning text amended: The following specified sections of the text of Ordinance 2740 as amended, the Kirkland Zoning Ordinance, be and they hereby are amended to read as follows:

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

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

Section 3. The subject matter of this ordinance and the permit herein granted, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, and therefore, this ordinance shall become effective within the Houghton Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication(. pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.), as required by law.

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

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

Doris Cooper
MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

9410C144A:ES:dc

CHAPTER 5 - DEFINITIONS

5.05 User Guide

The definitions in this Chapter apply for this Code.

5.10 Definitions

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

5. Abandoned - Knowing relinquishment of right or claim to the subject property or structure on that property.

15. Accessory - A use, activity, structure or part of a structure which is subordinate and incidental to the main activity or structure on the subject property.

20. Adjoining - Property that touches or is directly across a street, other than a primary arterial, from the subject property. For the purpose of height and horizontal facade length regulations, any portion of a structure which is more than 100 feet from a low density zone or which is not located along a common lot line with a lot in a low density zone is not considered to be adjoining that zone (see plate 18).

22. Adult Entertainment Activity or Use - All of the following:

1. Adult theatre means a building or enclosure or any portion thereof used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined in Sections 5.10.885 and 5.10.884) for observation by patrons therein and which excludes minors by virtue of age.

2. Adult bookstore means an establishment which in whole or in portion thereof has a substantial or significant portion of its stock and trade books, magazines or other periodicals, which are distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas"

135. Code (this) - The Code of the City of Kirkland adopted as Title 23 of the Kirkland Municipal Code.

140. Commercial Recreation Area and Use - An area and use operated for profit, with private facilities, equipment or services for recreational purposes, including swimming pools, tennis courts, playgrounds and other similar uses. The use of such an area may be limited to private membership or may be open to the public upon the payment of a fee.

145. Commercial Zones - BN; BC; CBD; FC-I; FC-II; PLA 4, PLA 8, PLA 10A and PLA 13A.

150. Common Recreational Open Space ~~Suitable~~ Usable for Many Activities - Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area--

a. Is not covered by residential buildings, parking or driving areas of ~~impervious surfaces~~; and

b. Is not covered by ~~dense~~ any vegetation that impedes access; and

c. ~~Does not contain a slope of more than 15%~~Is not on a slope that is too steep for the recreational activities.

155. Community Recreation Area or Clubhouse - An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a non-profit club or organization whose membership is limited to the residents within a specified geographic area.

160. Comprehensive Plan - The Land Use Policies Plan and the Shoreline Management Program of the City.

165. Construction Sign - An informational sign which identifies the architect, engineer, contractor and any other individual or corporation involved with the construction of a building or use.

170. Contour Line - The interconnection of points having the same height above sea level.

172. Convalescent Center - Facilities for patients who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, alcohol or drug in-patient treatment. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only.

175. Court of Competent Jurisdiction - The judicial body empowered to adjudicate the question under consideration.

460. Land Use Policies Plan - Ordinance 2346 as amended or, if repealed, its successor document, listing the goals and policies regarding land use within the City.

465. Landscaping - The planting, removal and maintenance of vegetation along with the movement and displacement of earth, topsoil, rock, bark and similar substances done in conjunction with the planting, removal and maintenance of vegetation.

470. Landward - Toward dry land.

475. Linear Frontage of Subject Property - The frontage of the subject property adjacent or parallel to all open improved public rights-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.

550. Multi-Use Complex - All of the following: a group of separate buildings operating under a common name or management; or a single building containing multiple uses where there are specific exterior entranceways for individual uses or a group of uses on separate but adjoining properties that request treatment as a multi-use complex.

555. Natural Features - Physical characteristics of the subject property that are not manmade.

560. Natural Materials - Materials chemically unaltered from their natural state.

565. Noise - The intensity, duration and character of sound from any and all sources.

570. Non-Conformance - Any use, structure, lot, condition, activity or any other feature or element of private property or the use or utilization of private property that does not conform to any of the provisions of this Code or that was not approved by the City through the appropriate decision-making process required under this Code.

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

575. Occupant - A person that legally occupies a structure.

580. Odor - Stimulus affecting the olfactory nerves.

585. Off-Site directional Sign - A sign which directs to a business or to merchandise, service, real estate, goods or entertainment which are sold, produced or furnished at a place within the City other than the property on which the sign is located.

5. South Property Line Yard: That portion of a lot adjacent to and parallel with the south property line and at a distance therefrom equal to the required south property line yard depth.

6. High Waterline Yard: That portion of a lot adjacent to and parallel with the high waterline and at a distance landward therefrom equal to the required high waterline yard depth.

780. Residential Use - Developments in which persons sleep and prepare food, other than developments used for transient occupancy.

785. Residential Zone - The following zones: RS 35; RS 12.5; RS 8.5; RS 7.2; RS 5.0; RM 3.6; RM 2.4; RM 1.8; WD-I; WD-II; WD III; PLA 2; PLA 5 A, D, E; PLA 6 A, C, E, F, I, J, K; PLA 7 A, B, C; PLA 9; PLA 15 A; and PLA 15 B.

790. Restaurant or Tavern - Commercial use (excluding fast food restaurants) which sells prepared food or beverages and generally offers accommodations for consuming the food or beverage on the premises.

795. Retail Establishment - A commercial enterprise which provides goods and/or services directly to the consumer, and whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office use.

800. Retention of Storm Water - The collection of water, due to precipitation, in a given area and the dispersement of these waters through the natural process of groundwater recharge and evaporation or the incorporation of this collection area into a natural stream and lake system and setting.

805. Right-of-Way - Land dedicated primarily to the movement of vehicles and pedestrians and providing for primary access to adjacent parcels. 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.

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Unit	None	As established on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	E	A	2.0 per dwelling unit.
~~Non-Commercial Recreation Area or Club House~~	~~Process 11A Chapter 160~~	~~As established on the Zoning Map. See Special Regulation #1.~~	~~20'~~	~~5', but 2 side yards must equal at least 15 feet~~	~~10'~~	~~50%~~	~~25' above average building elevation~~	~~G~~	~~B~~	~~See Section 105.25~~

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Footnotes

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

CHART

Zone: RS

Section: 15.10.a

SPECIAL REGULATIONS

1. Minimum lot size per dwelling unit is as follows:
   a. In RS 35 Zones, the minimum lot size is 35,000 square feet.
   b. In RS 12.5 Zones, the minimum lot size is 12,500 square feet.
   c. In RS 8.5 Zones, the minimum lot size is 8,500 square feet.
   d. In RS 7.2 Zones, the minimum lot size is 7,200 square feet.
   e. In RS 5.0 Zones, the minimum lot size is 5,000 square feet.
   In RS 35, 12.5, 8.5, 7.2, and 5.0 zones, not more than one dwelling unit may be on each lot, regardless of the size of the lot.
2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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USE ZONING CHART

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

Zone: RS

Section: 15.10.d

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

CONTINUED ON THE NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Footnotes

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

CHART

Zone: RSX

Section: 17.10.a

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

USE ZONI

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

SPECIAL REGULATIONS

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.

~~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.~~
~~2. May be permitted only if it will not adversely impact any residential area that it does not serve.~~
~~3. Must provide pedestrian access from locations served by the area or clubhouse.~~
~~4. Location and site design must minimize the need for parking.~~
~~5. Hours of operation may be limited to reduce adverse impact on a residential neighborhood.~~
~~6. If any portion of a structure is adjoining a low density zone, then either:~~
~~a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or~~
~~b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.~~
~~See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.~~
~~7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~

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Footnotes

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

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

USE ZONI CHART

Zone: RSX | Section: 17.10.c

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Golf Course	Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	30' above average building elevation.	E	B	See Section 105.25	1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant. 4. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2. 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. 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 C may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation.	BC See Spec Reg #5	B	See Section 105.25	

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Footnotes

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

Page

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

USE ZONI

CHART

Zone: RM

Section: 20.10.a

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Units	None	5,000 sq. ft. in an RM 5.0 otherwise 3,600 sq. ft.	20'	5' but, 2 side yards must equal at least 15'	10'	~~50%~~ 60%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	E	A	2.0 per unit	1. For this use, only 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. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation. 4.. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
~~Detached~~, Attached, or Stacked Dwelling Units Stacked Dwelling Units are not permitted in RM 5.0	~~If the use exceeds one unit per 2,400 sq. ft. of lot area, then a PRUD Chapter 126 is required. ------- Otherwise,~~ None	~~7,200~~ 3,600 sq ft with a density as established on the Zoning Map. See Special Regulation #1	20'	5' but, 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above building elevation. ------	D	A	1.7 per unit	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. ca. In RM 2.4 Zones the minimum lot area per unit is 2,400 sq.ft. da. In RM 1.8 Zones the minimum lot area per unit is 1,800 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 suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~ If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. 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. 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 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. 4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. the height of that portion of the structure shall not exceed 15 feet above average building elevation, or

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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Footnotes

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

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.

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

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

USE ZONE CHART

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

Zone: RM

Section: 20.10.b

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
~~Non-Commercial Recreation Area or Club House~~	~~Process IIA Chapter 150~~	~~7,200 sq ft~~	~~20'~~	~~5' but 2 side yards must equal at least 15'~~	~~10'~~	~~60%~~	~~If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.~~	~~C~~	~~B~~	~~See Section 105.25~~	~~1, 2, 3, 4, 5, 6, 7~~
Church	Process IIA Chapter 150	7,200 sq ft	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship See Spec. Reg. #4	~~1, 2, 3, 4, 5~~ 2. 3. 4. 5.

~~1. May be permitted only if it will not adversely impact any residential area that it does not serve.~~
~~2. Must provide pedestrian access from locations served by the area or clubhouse.~~
~~3. Location and site design must minimize the need for parking.~~
~~4. Hours of operation may be limited to reduce adverse impact on a residential neighborhood.~~
~~5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
~~6. 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.~~
~~7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~

1. Site must abut and be accessible from at least one roadway having at least 2 moving traffic lanes.
~~2. Traffic cannot significantly impact any residential neighborhood.~~
~~3. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~4. Scale and placement of the structure must be in harmony with the residential setting.~~
~~5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~
2. ~~See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the 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 Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
4. No parking is required for day-care or school ancillary to the use.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5505A/0083A/Pg.2/10-30-87

Footnotes

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

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

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

CHART

Zone: RM

Section: 20.10.b

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 fence is required only along the property lines adjacent to the outside play areas, ~~along the side and rear property lines is required.~~
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.
5. An on-site passenger loading area must be provided. ~~If this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
6. May include accessory living facilities for staff persons.
7. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
8. 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.
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).

5505A/83A/P.6/12-24-87:TS:cw

CHART

Zone: RM

Section: 20.10.c.

SPECIAL REGULATIONS

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

    See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
11. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.

1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location.
2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
3. Must be located on a collector arterial or higher volume right-of-way.
4. Placement and scale must indicate pedestrian orientation.
5. Must mitigate traffic impacts on residential neighborhood.
6. Gross floor area may not exceed 3000 sq.ft.
7. May not be located above the ground floor of a structure.
8. Hours of operation may be limited to reduce impacts on nearby residential uses.
9. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
10. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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.

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

USE ZON

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

Footnotes

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

USE ZONI

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

Footnotes [redacted]

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

CHART

Zone: RM

Section: 20.10.c

SPECIAL REGULATIONS

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

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 use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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

CHART

Zone: RM

Section: 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:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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.

USE ⇩ / ⇨ REGULATIONS

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

USE ZONI

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

Footnotes

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

USE ZOI

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIREN PARKI Sp.
Detached Dwelling Units	None	~~3,600 sq ft~~ ~~5,000 sq ft~~	20'	5', but 2 side yards must equal at least 15'	10'	~~60%~~ 70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	E	A	2.0 per unit
Detached, ~~or~~ Attached, or Stacked Dwelling Units ~~Stacked Dwelling Units.--This use is not permitted in PR(RS-5.0) Zones~~	None	~~7,200~~ 3,600 sq ft with a density as establisned on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	~~60%~~ 70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	D	A	1.7 per unit

6843C/233A(5511A/84A)p.1/12-23-87/TS:rk

Footno[redacted]

CHART

Zone: PR

Section: 25.10.a

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. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. 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 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 is 1,800 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 suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

   If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. 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.
   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 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.
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.--~~If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

R43C/233A(5511A/84A)p.2/12-23-87/TS:rk REGULATIONS CONTINUED ON NEXT PAGE

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

CHART

Zone: PR

Section: 25.10.a

SPECIAL REGULATIONS

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

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.

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

USE ZONI

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

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

CHART

Zone: PR

Section: 25.10.a

SPECIAL REGULATIONS

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 any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
2. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. The following regulations apply to veterinary offices only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
   c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
5. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
   a. The ancillary assembled or manufactured goods are subordinate to and 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.

6843C/233A(5511A/84A)p.5/12-23-87/TS:rk

Footnotes

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

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

USE ZONI

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

CHART

Zone: PR

Section: 25.10.b

SPECIAL REGULATIONS

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:
   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 is 1,800 sq.ft.

~~3. The maximum amount of allowable floor area for office use is computed using the following formula:
(The maximum number of dwelling units allowed on the subject property--The number of dwelling units proposed) x the average square footage of the dwelling units proposed=The amount of square footage available for office use.~~

43. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

~~5. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

4. 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:
   a. 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.
   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 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.

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

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

76. 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.

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

Footnotes

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

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

USE ZONI

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Restaurant or Tavern	~~Process II~~ 3 ~~Chapter 152~~ Process I Chapter 145	7,200 sq.ft.	20	5', but 2 side yards must equa at least 15'	10'	~~80%~~ 70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq.ft. of gross floor area

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CHART

Zone PR. | Section 25.10.b

SPECIAL REGULATIONS

1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location.
~~2. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.~~
2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for furtner details.
3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

USE ZONI

CHART

Zone: PR

Section: 25.10.c

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	~~Process IIB~~ Chapter 152 Process I Chapter 145	~~7,200~~ sq.ft.	20'	10' on each side	10'	~~80%~~ 70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq.ft. of gross floor area	
Funeral Home or Mortuary	~~Process IIB~~ Chapter 152 Process I Chapter 145	~~7,200~~ sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	1 per each 300 sq.ft. of gross floor area	
~~Non-Commercial Recreation Area or Club House~~	~~Process IIA Chapter 150~~	~~7,200 sq.ft.~~	~~20'~~	~~10' on each side~~	~~10'~~	~~60%~~	~~If adjoining a low density zone, then 25' above average building elevation: ------ Otherwise, 30' above average building elevation:~~	~~C~~	~~B~~	~~See Section 105.26~~	

SPECIAL REGULATIONS

1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location.
2. ~~May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.~~
3. May not be located above the ground floor of a structure.
4. Gross floor area cannot exceed 3000 sq.ft.
5. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

1. ~~May be permitted only if traffic impacts on residential areas from this use will not exceed the traffic impact from an office use.~~
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

1. ~~May be permitted only if it will not adversely impact any residential area that it does not serve.~~
2. ~~Must provide pedestrian access from locations served by the area or clubhouse.~~
3. ~~Location and site design must minimize the need for parking.~~
4. ~~Hours of operation may be limited to reduce adverse impact on a residential neighborhood.~~
5. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.--See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
6. ~~The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.~~
7. ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~

Footnotes

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

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

USE ZONI

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Church	~~Process IIA Chapter 150~~ Process I Chapter 145	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worshi See Spec. Reg. #4.
School or Day Care Center	~~If this use can accommodate 13 or more students or children, then Process IIB Chapter 152 ------ Otherwise, Process IIA Chapter 150~~ If this use is adjoining a low density zone, then Process I Chapter 145 ------ Otherwise, None	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	D	B	See Section 105.25
			If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	20'					
			20'	Otherwise, 5', but 2 side yards must equal at least 15'	10'					

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CHART

Zone: PR

Section: 25.10.d

SPECIAL REGULATIONS

~~1.~~ ~~May be permitted only if traffic and noise impacts on residential area from this use will~~ not exceed those impacts from an office use.

~~2~~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 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 furtner details.

~~3~~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.

~~4~~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 daycare or school ancillary to the use.

~~1.~~ ~~May be permitted only if traffic and noise impacts from this use on any nearby residential area will not exceed those impacts from an office use.~~

~~2~~1. A 6-foot nigh fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.

~~3~~2. Hours of operation may be limited to reduce impacts on nearby residential uses.

~~4~~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.

~~5~~4. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children~~. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

~~6~~5. May include accessory living facilities for staff persons.

~~7~~6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ 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 furtner details.

~~8~~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.

~~9~~8. 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).

~~11. [illegible]~~

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 [redacted]

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

For details regarding required yards, see Chapter 115.

[redacted] Footnotes

USE CHART

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

Zone PR

Section 25.10.d

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone then 25' above average elevation. --- Otherwise, 30' above average elevation	E	B	See Section 105.25

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
   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.
3. 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.
4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
5. Structured play areas must be setback from all property lines by 5'.
6. 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.
7. The location of parking and passenger loading areas shall be designed to reduce impacts on 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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Footnotes

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

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USE ZONI CHART

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

Zone: PR

Section: 25.10.d

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process 1 Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 80' above average building elevation.	C	B	1 for each bed	1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. 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. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	~~Process-IIA Chapter 150~~ Process 1 Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 80' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

Footnotes

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

CHART

Zone: PR

Section: 25.10.e

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Government Facility	~~Process IIA Chapter 150~~ Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C See Spc. Reg. #6	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	See Section 105.25
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None	None	Will be determined on a case-by-case basis				15' above average building elevation	--	B	See Section 105.25

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Footnotes

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
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, o veterinar office, then one per each 200 sq.ft gross floor are ------ Otherwise one per each 300 sq.ft. of gross floor are
Restaurant or Tavern	~~Process IIA Chapter 150~~ Process I Chapter 145	None	20'	10' on each side	10'	~~80%~~ 70%	If adjoining a low density zone, then 25' above average	B	E	1 per eacl 100 sq.ft of gross floor are
Funeral Home or Mortuary	~~Process IIA Chapter 150~~ Process I Chapter 145	None	20'	20' on each side	10'	70%	building elevation. ------ Otherwise, 30' above average building elevation.	C	B	1 per eacl 300 sq.ft of gross floor are

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Footnotes

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

CHART

Zone PO1

Section 27.10.a

SPECIAL REGULATIONS

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 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 furtner details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. The following regulations apply to veterinary offices only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
   c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
4. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
   a. The ancillary assembled or manufactured goods are subordinate to and 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.

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

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

USE ZON

CHART

Zone: PO

Section: 27.10.a

USE ⇩ / REGULATIONS ⇨	MINIMUMS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	MAXIMUMS: LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Snoe Repair Shop	~~Process II~~ A ~~Chapter 150~~ Process I Chapter 145	None	20'	10' on each side	10'	~~60%~~ 70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	8	E	1 per each 300 sq.ft of gross floor area

SPECIAL REGULATIONS

1. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.
~~2~~). May not be located above the ground floor of a structure.
~~3~~2. Gross floor area cannot exceed 3000 sq.ft.
~~4~~3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for furtner details.
~~5~~4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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Footnotes

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

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

USE ZON

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process II Chapter 150 Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	C	B	See Section 105.25 1 for every 4 people based on maximum occupant load of any area of worsh See Spec Reg. #3
School or Day Care Center	Process II Chapter 150 Process I Chapter 145	None	If this use can accommodate 50 or more students or children then 50' --- If this use can accommodate 13 to 49 students or children then 20' --- 20'	50' on each side --- 20' on each side --- Otherwise, 5', but 2 side yards must equal at least 15'	50' --- 20' --- 10'	70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	D	B	See Section 105.25

CONTINUED ON NEXT PAGE

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CHART

Zone: PO

Section: 27.10.b

SPECIAL REGULATIONS

~~1. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.~~

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
2. ~~3.~~ Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. No parking is required for day-care or school ancillary to the use.

~~1. May be permitted only if traffic and noise impacts from this use on residential area will not exceed those impacts from an office use.~~

2. ~~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.~~
3. ~~2.~~ Hours of operation may be limited to reduce impacts on nearby residential uses.
4. ~~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.
5. ~~4.~~ An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
6. ~~5.~~ May include accessory living facilities for staff persons.
7. ~~6. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ 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.
8. ~~7.~~ 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).

6082A/82A/p.8/01-06-88:TS:dc:np

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone then 25' above average elevation. --- Otherwise, 30' above average elevation	B	B	See Sectio 105.25
Convalescent Center or Nursing Home	Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	C	B	1 for each bed

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

Footnotes

CHART

Zone: PO

Section: 27.10.b

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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.

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

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

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

USE ZONE CHART

Zone: PO

Section: 27.10.b.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Hospital Facility	~~Process 11B~~ ~~Chapter 152~~ Process 11A Chapter 150	One Acre	20'	10' on each side	10'	70%	~~85' above average building elevation if adjoining a low density zone, then~~ 25' above average building elevation ----- Otherwise, 80' above average building elevation.	B	B	See Section 105.25	1. ~~The nature of the facility and design of the site must be compatible with the surrounding neighborhood. In addition, may be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.~~ 2.1 ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. ~~3.~~ 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

Footnotes

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

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

USE ZON

CHART

Zone: PO

Section: 27.10.c

USE ⇩ / REGULATIONS ⇩	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	~~Process II~~ ~~Chapter 150~~ Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	A	B	See Section 105.25	1. ~~Any building is horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility	~~Process II~~ ~~Chapter 150~~ Process I Chapter 145	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec Reg. #3	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	See Section 105.25	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 II Chapter 150 ----- Otherwise, None	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	--	B	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 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 exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

Footnotes

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

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

USE ZONI CHART

Zone: WD I

Section: 30.10.a

USE	REGULATIONS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: NORTH PROPERTY LINE	REQUIRED YARDS: SOUTH PROPERTY LINE	REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Unit	~~Process I~~ ~~Chapter 145~~ None	~~5,500 sq. ft.~~ 3,600 sq. ft.	30' See also Spec. Reg. #2	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	*(80%	30' above average building elevation This provision may not be varied	E	2.0 per Unit	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone. 2. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 3. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the existing view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. 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.
				The minimum dimension of any yard, other than those listed, is 5'							
Attached or Stacked Dwelling Units	~~Process II~~ ~~Chapter 152~~ Process IIA Chapter 150	~~7,200 sq. ft. with at~~ least 3,600 sq. ft. per unit	*(30' See also Spec. Reg. ~~#3~~ #5	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	*(80%	30' above average building elevation (See also (Spec. Reg. (# ~~6~~ 5	D	A	2.0 per Unit	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 on a subject property that will also contain nonresidential uses, the amount of floor area that can be devoted to nonresidential uses is compiled using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units proposed = the amount of square footage available for nonresidential use, excluding moorage structures.~~ 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--
				The minimum dimension of any yard other than those listed, is 5'							

913C/80A/pg.2/12-24-87:TS:pn REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

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

Footnotes

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

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Unit	~~Process L~~ ~~Chapter 145~~ None	~~5,500 sq. ft.~~ 3,600 sq. ft.	30' See also Spec. Reg. #2	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	*(80%	30' above average building elevation This provision may not be varied	E	A	2.0 per Unit	
Attached or Stacked Dwelling Units	~~Process 11B~~ ~~Chapter 162~~ Process 11A Chapter 150	~~7,200 sq. ft. with at least~~ 3,600 sq. ft. per unit	*(30' See also Spec. Reg. ~~#4~~ 3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	*(80%	30' above average building elevation (See also (Spec. Reg. (# ~~6~~ 5	D	A		

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

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

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

CHART

Zone: MD-I

Section: 30.10.b

SPECIAL REGULATIONS

REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE

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.

~~45.~~ A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.

~~56.~~ Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
a. The increase is offset by a view corridor that is superior to that required by special regulation #5; or
b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.

~~7.~~ ~~Must mitigate traffic impacts of the development.~~

~~68.~~ The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.

~~79.~~ Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

~~810.~~ See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

Footnotes

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

USE ZONE CHART

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

Zone: WD I

Section: 30.10.c

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Access Pier or Boardwalk	~~Process IIB~~ ~~Chapter 152~~ Process IIA Chapter 150	None	Waterward of the High Waterline -- 10'		10'	--		Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	--	See Spc. Reg. #7	See Section 105.25	1. No accessory uses, buildings, or activities are permitted as part of this use. 2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to ~~proposing~~ submittal of a building permit for this use. 3. May not treat a structure with creosote, oil base or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 7. Structures must display the street address of the subject property. The address must be oriented to the lake with letters and numbers at least 4" high, and visible from the lake. 8. North and South property line yards may be decreased for over-water public use facilities which connect with waterfront public access on adjacent property. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Moorage Facility for 1 or 2 boats	None	None	Waterward of the High Waterline In addition, no moorage structure may be within-- a. 25' of a public park; or b. 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'.				80%	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.		See Spc. Reg. #8	1 per each 2 slips. ~~See also Special Regulation #12~~ Otherwise None if the moorage is reserved for the exclusive use of an adjoining residential development.	1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. 2. Moorage structures may not extend waterward beyond a point 150' from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8' in width. 3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to ~~proposing~~ submittal of a building permit for this use. 4. May not treat moorage structure with creosote, oil base or toxic substances. 5. Must provide at least one covered and secured waste receptacle. 6. All utility lines must be below the pier deck and, where feasible, underground. 7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 8. Moorage structures must display the street address of the subject property. 9. Covered moorage is not permitted. 10. Aircraft moorage is not permitted. 11. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. ~~12. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.~~

913C/80A/p.5/11-05-87/TS:dc

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

Footnotes

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

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

USE ZONE CHART

Zone: WD-I

Section: 30.10.d

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
General Moorage Facility	Process ~~I~~ IIB ~~Chapter 152~~ Process IIA Chapter 150	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline 30' See also Spec. Reg. #43	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	for moorage structure, 0' ---- For other structures, the greater of-- a. 15' or b. 15% of the average parcel depth.	80%	Landward of the High Waterline, 30' above average building elevation See also Spec. Reg #65 ---- Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B See also Spc. Reg. #47 #15	1 per each 2 slips. ~~See also Special Regulation #22~~ ---- Otherwise, None if the moorage is reserved for the exclusive use of an adjoining residential development	~~1. Moorage may only be used by residents of the dwelling units on the subject property.~~ 21. Except as permitted by Special Regulation #2018, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 32. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 43. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 54. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 65. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; 5~~4~~-or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. ~~7. Must mitigate traffic impacts of the development.~~ 86. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 97. The City will determine the maximum allowable number of moorages based on the following factors: a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. ~~c. The number of moorages shall not exceed the number of dwelling units on the subject property.~~

Waterward of the High Waterline

-- 10' 10' --

No moorage structure may be--
a. Within 100' of a public park or
b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45% angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or

(See next page for the rest of the Required Yard Regulations)

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Footnotes

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

USE ZONE CHART

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

Zone: WD I

Section: 30.10.e

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE											REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE
General Moorage Facility	~~Process-IIB~~ Chapter ~~152~~	~~None, but must have at least 100' of frontage on Lake Washington~~	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over-water structure; or d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard other than those listed, is 5'. (see previous page for the rest of this column)				80%	~~Landward of the High Waterline 30' above average building elevation. See also Spec. Reg. #5~~ --- ~~Waterward of the High Waterline; Dock and Pier decks may not be more than 24' above mean sea level.~~	B	B See also Spec. Reg. #17		~~10~~ 8. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review size and configuration of moorage structures to insure that-- a. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long term adverse effect on aquatic habitats. ~~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 ~~proposing~~ submittal of a Building Permit for this use. ~~12~~10. May not treat moorage structure with creosote, oil base or toxic substance. ~~13~~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. ~~15~~13. Must provide public restrooms unless moorage only available for residents of dwelling units on the subject property. ~~16~~14. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. ~~17~~15. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high. ~~18~~16. Covered moorage is not permitted. ~~19~~16. Aircraft moorage is not permitted. ~~20~~18. The following accessory components are allowed if approved through Process ~~III, Chapter 155~~ IIB, Chapter 152: a. Boat and motor sales leasing. b. Boat and motor repair and service if-- 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Boat launching ramp if-- 1) It is not for the use of the general public; and 2) Is paved with concrete; and REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

0913C/80A/pg.10)11-5-87/TS:dc

6847C/233A(0913C/80A/p.54)5-21-87/TS:mk

225E

Footnotes

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

USE ZONE CHART

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

Zone: ND I

Section: 30.10.E

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE											REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over-water structure; or d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard other than those listed, is 5'. (see previous page for the rest of this column)				80%	Landward of the High Waterline 30' above average building elevation. See also Spec. Reg. #5 --- Waterward of the High Waterline; Dock and Pier decks may not be more than 24' above mean sea level.	B	B See also Spec. Reg. #17		3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and 4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. d. Dry land storage. However, stacked storage is not permitted. e. Meeting and special events rooms. f. Gas and oil sale for boats, if-- 1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck. 2119. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 22. ~~This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.~~ 2320. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.

6847C/233A(0913C/80A/p.54)5-21-87/TS:rk

225E

6847C/233A(0913C/80A/p.54A)5-21-87/TS:rk

Footnotes

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

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USE ZONE CHART

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

Zone: MDI

Section: 30.10.g.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant	Process ~~IIB~~ Chapter ~~152~~ Process IIA 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 primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel deptn	80%	30' above average building elevation. See also Spec. Reg. #5.	B	E	~~See Section 105.25~~ 1 per each 100 sq. ft. of gross floor area.	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages, see the moorage listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation #6; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. ~~6. Must mitigate traffic impacts of the development.~~ 6.7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 7.8. Outside storage is not permitted. 8.9. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 9.~~10.~~ See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Footnotes

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

USE ZONE CHART

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

Zone: WD I

Section: 30.10.h

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Park	If one acre or more, then Process IIA Chapter 150 --- Otherwise, None	None	Will be determined on a case-by-case basis					25' above average building elevation	--	B	See Section 105.25	1. The design and facilities of the park must emphasize its waterfront location. 2. See Section 11 of this chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ 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.

~~11. A take-out or fast-food service area, comprising no more than 20% of the gross floor area of this use, may be permitted if it will be compatible with nearby uses. The City may limit hours of operation and impose other limitations on site design to reduce or eliminate all adverse impacts. Drive through and drive in facilities are not permitted.~~

Footnotes

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

USE ZONE CHART

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

Zone: MD I

Section: 30.10.i

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	30' See also Spec. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	C See Spec. Reg. #9	B		

SPECIAL REGULATIONS

1. No structures, other than moorage structures or pulic access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone.
2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas.
3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--
   a. each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
   b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and
   c. The design of the public use area is specifically approved by the City.
4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd; and
   a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or
   b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.
6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
7. ~~Must mitigate traffic impacts of the development.~~
7.8. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.
8.9. See Section 11 of this chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts on the nearby uses.

Footnotes

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

CHART

Zone: PP III

Section: 30.20.9

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

USE	REGULATIONS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	MAXIMUMS: LANDSCAPE CATEGORY	MAXIMUMS: SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Unit	Process I Chapter 145 None	~~5,000 sq. ft.~~ 3,600 sq. ft.	30' See also Spec Reg. #2	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. This provision may not be varied.	E	A	2.0 per unit	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. 2. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 3. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 5. The required yard of a structure abutting Lake Washington Blvd. must be increased 2 feet for each 1 foot that structure exceeds 25 feet above the adjacent centerline of Lake Washington Blvd. 6. 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.

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

8655C/367A:np/p.2/12-24-87

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

Footnotes

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

USE ZONE CHART

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

Zone: WD III

Section: 30.20.b

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	MAXIMUMS: LANDSCAPE CATEGORY	MAXIMUMS: SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Attached or Stacked Dwelling Units	~~Process H-B Chapter 152~~ Process IIA Chapter 150	~~7,200 sq. ft. with at least~~ 3,600 sq. ft. per unit	30' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15', or b. 15% of the average parcel depth	80%	30' above average building elevation See also Spec. Reg. #5	D	A	2.0 per	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulations regarding moorages and public access piers, see the specific listings in this zone. 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 signs designating the public pedestrian access and public uses areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and 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 Regulation #4; or b. The increase is offset by maintaining comparable portions of the structur lower than 30' above average building elevation. ~~6. Must mitigate impacts of the development.~~ 67. 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. 78. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 89. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

914C/84A/12-24-87/p.9

914C/82A/11-10-87/p.1

Footnotes

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

USE ZONE CHART

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

Zone: WD III

Section: 30.20.c

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Access Pier or Boardwalk	~~Process 11B~~ ~~Chapter 152~~ Process IIA Chapter 150	None	Waterward of the High Waterline --	10'	10'	----	--	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	--	See Spc. Reg. #7	See Section 105.25	1. No accessory uses, buildings, or activities are permitted as part of this use. 2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to ~~proposing~~ submittal of a Building Permit for this use. 3. May not treat a structure with creosote, oil base or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 7. Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. 8. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
			See also Special Regulation #8									
Moorage Facility for 1 or 2 boats	None	None	Waterward of the High Waterline --	10'	10'	----	80%	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	--	See Spc. Reg. #8	1 per each 2 slips. ~~See also Special Regulation #12~~ -------- otherwise none if the moorage is reserved for the exclusive use of an adjoining residential development	1. No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. 2. Moorage structures may not extend waterward beyond a point 150' from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8' in width. 3. If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to ~~proposing~~ submittal of a Building Permit for this use. 4. May not treat moorage structure with creosote, oil base or toxic substances. 5. Must provide at least one covered and secured waste receptacle. 6. All utility lines must be below the pier deck and, where feasible, underground. 7. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 8. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. 9. Covered moorage is not permitted. 10. Aircraft moorage is not permitted. 11. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. ~~12. This requirement does not apply if the moorage is reserved for the exclusive use of an adjacent residential development.~~ ~~13.~~ 12. Live-aboard boats are prohibited.
			In addition, no moorage structure may be within-- a. 25' of a public park; or b. 25' of another moorage structure not on the subject property. The minimum dimension of any yard, other than those listed, is 5'									

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

914C/82A/11-10-87/p.6

Footnotes

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

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

USE ZONE CHART

Zone: WD III

Section: 30.20.d

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS — REQUIRED YARDS — FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS — LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
General Moorage Facility	~~Process 11B Chapter 152~~ Process 11A Chapter 150	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline 30' See also Spc. Reg. ~~#4~~ #3 Waterward of the High Waterline --	Landward of the High Waterline The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10' 10'	10'	Landward of the High Waterline for moorage structure, 0' For other structures, the greater of-- a. 15' or b. 15% of the average parcel depth. Waterward of the High Waterline --	80%	Landward of the High Waterline, 30' above average building elevation. See also Spec. Reg. ~~#6~~ #5 Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B See also Spc. Reg. ~~#17~~ #15	1 per each 2 slips. ~~See also Special Regulation #22~~ Otherwise, None if the moorage facility is reserved for the exclusive use of an adjoining residential development	~~1. Moorage may only be used by residents of the dwelling units on the subject property.~~ 1. Except as permitted by Special Regulation ~~#20~~ #18, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers, see the specific listing in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be 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 ~~#5~~ #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. ~~7. Must mitigate traffic impacts of the development.~~ 6. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 7. The City will determine the maximum allowable number of moorages based on the following factors: a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. c. The number of moorages shall not exceed the number of dwelling units on the subject property.

(See next page for the rest of the Required Yard Regulations)

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Footnotes

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

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

USE ZONE

CHART

Zone: WD III

Section: 30.20.e

USE	REGULATIONS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: NORTH PROPERTY LINE	REQUIRED YARDS: SOUTH PROPERTY LINE	REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CA	SPECIAL REGULATIONS
	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE										
General Moorage Facility	~~Process IIB~~ ~~Chapter 152~~	~~None, but must have at least 100' of frontage on Lake Washington~~	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 30° angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over water structure; or d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard other than those listed, is 5'. (see previous page for the rest of this column)				~~80%~~	~~Landward of the High Waterline, 30' above average building elevation. See also Spec. Reg. #6~~ ~~Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.~~	~~8~~		~~See also Spec. Reg. #17~~

CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE
		8. ~~10.~~ Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that-- a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation; and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long-term adverse affect on aquatic habitats.
		9. ~~11.~~ If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to ~~proposing~~ submittal of a Building Permit for this use.
		10. ~~12.~~ May not treat moorage structure with creosote, oil base or toxic substance.
		11. ~~13.~~ Must provide at least 2 covered and secured waste receptacles.
		12. ~~14.~~ All utility and service lines must be below the pier deck and, where feasible, underground.
		13. ~~15.~~ Must provide public restrooms unless moorage is only available for residents of dwelling units on the subject property.
		14. ~~16.~~ Piers must be adequately lit. The source of the light must not be visible from neighboring properties.
		15. ~~17.~~ Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high.
		16. ~~18.~~ Covered moorage is not permitted.
		17. ~~19.~~ Aircraft moorage is not permitted.
		18. ~~20.~~ The follow accessory components are allowed if approved through ~~Process II~~, ~~Chapter 155;~~ Process IIB, Chapter 152: a. Boat and motor sales and leasing. b. Boat and motor repair and service if-- 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Boat launching ramp if-- 1) It is not for the use of the general public; and 2) is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and
		REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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0914C/82A/For other pinformation about parking and parking areas, see Chapter 105.

Footnotes

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

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

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

For details regarding required yards, see Chapter 115.

This development may also be regulated under the City's Shoreline Master Program; consult that document.

May not use lands waterward of the high waterline to determine lot size or to calculate allowable density

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

USE ZONE CHART

Zone: WD III | **Section:** 30.20.f

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT / NORTH PROPERTY LINE / SOUTH PROPERTY LINE / HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE						
General Moorage Facility	~~Process II8~~ ~~Chapter 152~~	~~None; but must have at least 100' of frontage on Lake Washington~~	~~c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 300 angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over-water structure; or~~ ~~d. Within 25' of another moorage structure not on the subject property.~~ ~~The minimum dimension of any yard other than those listed, is 5'~~ (see previous page for the rest of this column)	~~80%~~	~~Landward of the High Waterline; 30' above average building elevation. See also Spec. Reg. #6~~ ----- ~~Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.~~	B	B See also Spec. Reg. ~~#17~~

REQUIRED PARKING SPACES — **SPECIAL REGULATIONS**

REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE

4) Access to the ramp is not directly from the frontage road; and
5) The design of the site is specifically approved by the City.

d. Pumping facilities to remove effluent from boat holding tanks.
e. Dry land storage. However, stacked storage is not permitted.
f. Meeting and special events rooms.
g. Gas and oil sale for boats, if--
   1) Storage tanks are underground and on dry land; and
   2) The use has facilities to contain and clean up gas and oil spills.
   May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the deck.

~~21~~ 19. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

~~22. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.~~

20. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.

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Footnotes [redacted] [redacted]

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

CHART

Zone: WD III

Section: 30.20.f

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MINIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	MAXIMUMS: LANDSCAPE CATEGORY	MAXIMUMS: SIGN CA[TEGORY]	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Park	If one acre or more, then Process IIA Chapter 150 --- Otherwise, none	None	Will be determined on a case-by-case basis					25' above average building elevation	--	B		

SPECIAL REGULATIONS

1. The design and facilities of the park must emphasize its waterfront location.
2. See section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. 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.

Footnotes

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

USE ZONE CHART

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

Zone: MD III

Section: 30.20.g

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS — REQUIRED YARDS — FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS — LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	30' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	30' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	C See Spc. Reg. #9	B		

1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone.
2. Must provide public pedestrian access from the right-of-way to and along 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.
3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--
   a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
   b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and
   c. The design of the public use area is specifically approved by the City.
4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and
   a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or
   b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.
6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
7. ~~Must mitigate traffic impacts of the development.~~
7. 8. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.
8. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Footnotes

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

USE ZONE CHART

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

Zone: PC I

Section: 35.10.b

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
A retail establishment selling groceries and related items	None	None	20'	0'	0'	80%	30' above average building elevation	A	F	per each 300 sq.ft. of gross floor area	1. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. . Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Any retail establishment, other than those listed in this zone providing goods and services to the freeway traveler See Special Regulation #1	Process 11B Chapter 152	Will be determined on a case-by-case basis based on the nature and impacts of the proposed use. The City will use the requirements of other uses in this zone as a guide.								See Section 105.25	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 sufficient freeway travelers to support it. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	None	None	20'	0'	0'	70%	30' above average building elevation	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Service Facility	None	None	20'	0'	0'	70%	30' above average building elevation	C See Spec Reg #4	B	See Section 105.25	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.

CONTINUED ON NEXT PAGE

5565A/83A/pg.5/11-05-87/TS:dc REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

USE ZONE CHART

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

Zone: PC I

Section: 35.10.b

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	CONTINUED FROM PREVIOUS PAGE										REGULATIONS CONTINUED FROM PREVOUS PAGE
Public Transit Shelter	None	None	0'	0'	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	None	Will be determined on a case-by-case basis.				30' above average building elevation	--	B	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	LOT COVERAGE	MAXIMUMS HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Vehicle Service Station	Process IIA Chapter 150	Must be part of a development with a site area of at least 35,000 sq. ft.	40'	15' See Special Regulation #7	15	80%	If adjoining the low density zone lying north of NE 90th St., then 25' above average building elevation. ------- Otherwise, None	A	F	See Section 105.25
Restaurant or Tavern	Process IIA Chapter 150	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	10' on each side	10'	80%	If adjoining the low density zone lying north of NE 90th St., then 25' above average building elevation. ------- Otherwise, None	B	F	1 per eac 100 sq.ft of gross floor are
Fast Food Restaurant	Process IIA Chapter 150	Must be part of a development with a site area of at	20'	10' on each side	10'	80%		A	F	1 per eac 50 80 sq. ft. of gross floor are

CHART

Zone: PC 11

Section: 35.15.a

SPECIAL REGULATIONS

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's horizontal dimension that is parallel to and within 100 feet of the low density zone lying north of NE 90th Street may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. 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. 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 receptacle for every 8 parking stalls.
   b. Access for drive through facilities must be approved by the Public Services Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.

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Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Vehicle Service Station	Process IIA Chapter 150.	22,500 sq. ft.	40'	15' on each side See also Special Regulation #8b	15'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	A	E	See Section 105.25
Restaurant or Tavern	~~Process IIA Chapter 150~~ None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq.ft of gross floor area

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CHART

Zone: PC III

Section: 35.20.9

SPECIAL REGULATIONS

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The following regulation applies to vehicle service stations only:
   a. May not be more than 2 vehicle service stations at any intersection.
   b. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.

5569A/83A/p.2/12-23-87/rk

Footnotes

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

USE ZONE CHART

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

Zone: PC III

Section: 35.20.b

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Hotel or Motel	~~Process II A Chapter 150~~ None	None	20'	10' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	B	E	~~See Section 406.26~~ 1 per each room See also Special Regulation #8.b.
A Retail Establishment Providing Banking and Related Financial Services										1 per each 300 sq.ft of gross floor are.

SPECIAL REGULATIONS

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The following regulation applies to hotels or motels only:
   a. May include meeting and convention facilties.
   b. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.
9. The following regulation applies to retail establishments providing banking and related financial services:
   a. Gross floor area of this use may not exceed 4,000 square feet.
   b. 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.

5569A/83A/p.4/11-2-87/rk

Footnotes

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

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

USE ZON

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

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

CHART

Zone: FC III

Section: 35.20.c

SPECIAL REGULATIONS

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The following regulation applies to retail establishments selling groceries and related items: A gross floor area for the use may not exceed 3,000 square feet.
9. ~~The following regulations apply to fast food restaurants only:~~
   a. ~~Must~~ Fast Food Restaurant use must provide one outdoor waste receptacle for every 8 parking stalls.
10. b. Access for drive-through facilities must be approved by the Public Works Services Department. Drive-through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.
11. 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.

5569A/83A/p.6/12-23-87/rk

Footnotes

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

CHART

Zone: PC III

Section: 35.20.c

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

USE ZON

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

SPECIAL REGULATIONS

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for furtner details.
6. 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. 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.
8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
   a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
   b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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5569A/83A/p.8/12-23-87/rk

Footnotes

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

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

USE ZONE CHART

Zone: PC III

Section: 35.20.d

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use	~~Process IIA Chapter 160~~ None	None	20'	5', but 2 side yards must equa at least 15'	10'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area ----- Otherwise, 1 per each 300 sq.ft.	

SPECIAL REGULATIONS

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. 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.
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.
   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.
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 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.

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

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
School or Day Care Center	None	None	If this use can accomodate 50 or more students or children, then 50' If this use can accomodate 13 to 49 students or children, then 20' Otherwise, 20'	50' on each side 20' on each side Otherwise, 5', but 2 side yards must equa at least 15'	50' 20' 10'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone then 25' above average elevation. Otherwise, 30' above average elevation	E	B	See Sectio 105.25

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

SPECIAL REGULATIONS

1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
   b. Lawn covering the berm.
   c. London Plane at least 2" in diameter, planted 30' on center along the berm.
4. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
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. 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 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.
10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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-388-73).

1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
   b. Lawn covering the berm.
   c. London Plane at least 2" in diameter, planted 30' on center along the berm.

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REGULATIONS CONTINUED ON NEXT PAGE

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

USE ZON

Footnotes

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

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

USE ZONE CHART

Zone: PCIFI

Section: 35.20.d

USE ⇩ / REGULATIONS ⇨

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

SPECIAL REGULATIONS

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.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
5. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
6. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
7. Structured play areas must be setback from all property lines by 5'.
8. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
9. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
10. May include accessory living facilities for staff persons.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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

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

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Convalescent Center or Nursing Home	None	None	20'	10' on each side	0'	80%	If adjoining a low density zone, then 25' above average building elevation. -------- Otherwise, 30' above average building elevation.	C	B	for each bed
Public Utility	~~Process HA Chapter 150~~ None	None	20'	10' on each side	10'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building. elevation. ------ Otherwise, 30' above average building elevation.	A	B	See Section 105.25

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Footnotes

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

CHART

Zone: PCIII

Section: 35.20.d

SPECIAL REGULATIONS

1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property.
3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
   b. Lawn covering the berm,
   c. London Plane at least 2" in diameter, planted 30' on center along the berm.
4. 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 furtner details.
5. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for furtner details.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5569A/83A/p.15/1-17-88/TS:br

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

USE ZON

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

5569A/83A/p.16/11-3-87/rk

CHART

Zone: PC III

Section: 35.20.e

SPECIAL REGULATIONS

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. Landscape Category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

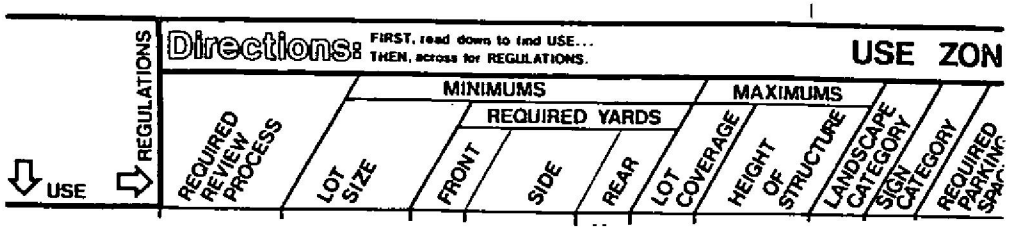
1. The design of the park must serve the needs of the area in which it is located.
2. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12' wide and with a uniform height of 3' at the center.
   b. Lawn covering the berm,
   c. London Plane at least 2" in diameter, planted 30' on center along the berm.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or

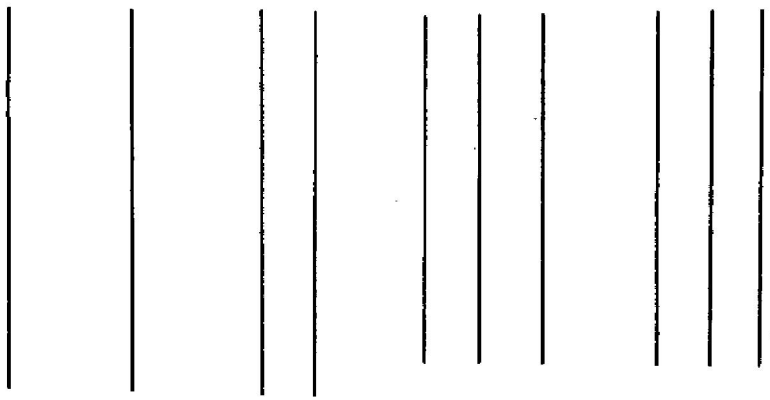
REGULATIONS CONTINUE ON NEXT PAGE

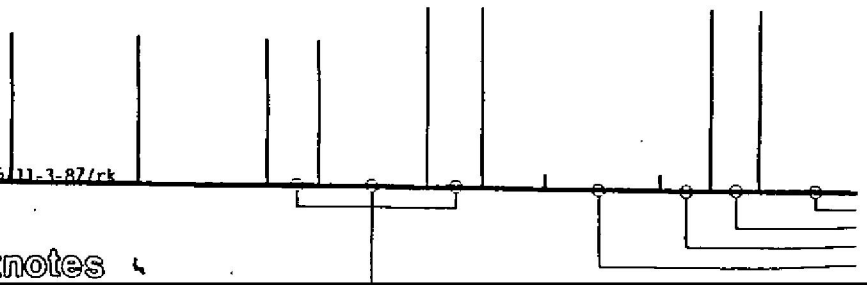
5569A/83A/p.17/12-23-87/rk

Footnotes

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







5569A/83A/p.16/11-3-87/rk

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Footnotes

CHART

Zone
PC III

Section
35.20.e

SPECIAL REGULATIONS

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

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

5569A/83A/p.18/12-23-87/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 Chapter 95.
—For details of what may exceed this height limit, see Chapter 115.
—For details regarding required yards, see Chapter 115.

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

USE ZON

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

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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

CHART

Zone: BN

Section: 40.10. a

SPECIAL REGULATIONS

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 100 feet of a low-density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. 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.

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 100 feet of a low-density use may not exceed 50 feet if any part of that structure within 100 feet of the low-density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. 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.

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
~~Fast Food Restaurant~~	~~None~~	~~None~~	~~20'~~	~~10' on each side~~	~~10'~~	~~80%~~	~~If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.~~	~~B~~	~~D~~	~~1 per each 50 sq.ft. of gross floor are~~
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 11A Chapter 150	None	20'	20' on each side	20'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	B	E	See Section 105.25

REGULATIONS CONTINUED ON NEXT PAGE

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

CHART

Zone: BN

Section: 40.10.b

SPECIAL REGULATIONS

1. ~~Gross floor area for this use may not exceed 10,000 square feet.~~
2. ~~Must provide one outdoor waste receptacle for every 8 parking stalls.~~
3. ~~Drive-through facilities are not permitted.~~
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.~~
5. ~~The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.~~
6. ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~

1. The applicant may develop the subject property under this use listing or under individual use listings in this zone.
2. ~~Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.~~
2~~3~~. Hours of operation may be limited to reduce impact on residential areas.
~~4. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~
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.
4~~5~~. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
5~~6~~. 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 Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
7. Ancillary assembly and 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.
8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
   a. The seating and associated circulation area does not exceed more than 10% 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.

REGULATIONS CONTINUED ON NEXT PAGE

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side See Special Regulation ~~#4~~ #3	15'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	A	D	See Section 105.25
Office Use	None	None	20'	5', but 2 side yards must equal at least 15'	20'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental or Veterinary Office, then 1 per each 200 sq. ft. of gross floor area. --- Otherwise, 1 per each 300 sq. ft. of gross floor area.

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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.
—For details regarding required yards, see Chapter 115.
or other information about parking and parking areas, see Chapter 105.

CHART

Zone

Section 40.20.b

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

~~1. Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.~~

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 not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outside Use Activity and Storage for further regulations.

~~5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~

4. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

5. 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.

~~1. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

2. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.

3. Refer to Chapter 1 to determine what other provision of this Code may apply to the 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 assembled or manufactured goods are subordinate to and dependent on this use.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

REGULATIONS CONTINUED ON NEXT PAGE

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USE ZONE CHART

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

Zone

Section 40.10.c

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE											REGULATIONS CONTINUED FROM PREVIOUS PAGE
Stacked Dwelling Unit. See Special Regulation #1	None	None	Same as these Regulations for the ground floor use. See Special Regulation #1					A		.7 per unit	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 use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 4. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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Footnotes

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

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

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

REGULATIONS CONTINUED ON NEXT PAGE

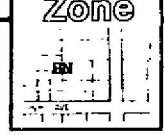
5533A/83A/p.10A/1-08-88/TS:dc

Footnotes

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

CHART

Zone



Section 40.10.c

SPECIAL REGULATIONS

1. May include accessory living facilities for staff persons.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for furtner 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 tnat structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to tne subject property.
5. No parking is required for day-care or school ancillary to the use.

1. A 6-foot nign fence is required only along tne 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 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. 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 1 to determine what other provision of this Code may apply to the subject property.
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 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.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
10. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.

REGULATIONS CONTINUED ON NEXT PAGE

5533A/83A/p.10/01-07-88/TS:dc

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

USE ZON

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

CHART

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, 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. 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. 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.
4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
5. Structured play areas must be setback from all property lines by 5 feet.
6. 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.
7. The location of parking and passenger loading areas shall be designed to reduce impacts on 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

1. If any portion of a structure is adjoining a low density zone, 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. 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 provisions of this Code may apply to the subject property.

Footnotes

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

CHART

Zone | Section 40.10.d.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	~~70%~~ 80%	See also Spc. Reg. #5	C	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, none	None	Will be determined on a case by case basis				15' above average building elevation.	--	B	See Section 105.25

SPECIAL REGULATIONS

Public Utility:

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 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. 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 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.

Public Transit Shelter:

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:

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. 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 sub- ject property.

Footnotes

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

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

USE ZON

CHART

Zone: BC

Section: 45.10.a

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side	15'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average elevation See also Special Regulation #6	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 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: 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 vehicle or boat sales or vehicle or boat service or repair.	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average elevation See also Special Regulation #6	A	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 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: 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.

~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above building elevation.~~ See also Special Regulations #2 and #5.

~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #5.

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Footnotes

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

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

USE ZOI

USE ⇩ / REGULATIONS ⇩	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	MAXIMUMS LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIREN PARKIN SC
Restaurant or Tavern	None	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ------ Otherwise, none 35' above average elevation See also Special Regulation #4	B	E	1 per eac 100 sq.ft of gross floor are
Fast Food Restaurant	None	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ------ Otherwise, none 35' above average elevation See also Special Regulation #6	A	E	1 per eacl 50 80 sq. ft. of gross floor are

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Footnotes

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

CHART

Zone: BC

Section: 45.10.a

SPECIAL REGULATIONS

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 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.
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.

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~~ Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   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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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZON

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

See Special Regulation # 4

CHART

Zone: BC

Section: 45.10.a

SPECIAL REGULATIONS

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

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

Footnotes [redacted]

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

[redacted] For information of the regulations in this category, see Chapte[redacted]

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

For details regarding required yards, see Chapter 115.

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Any retail establishment other than those specifically listed in this zone, selling goods or providing services including banking and related financial services	None	None	20' ~~Each of those yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5 none	B	E	1 per each 300 sq.ft of gross floor area
A multi-use complex or mixed use building containing 7 or more retail establishments, restaurants, or taverns, or fast-food restaurants	Process IIA Chapter 150	None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation~~ See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5 none	B	E	See Section 105.25

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Footnotes

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

CHART

Zone BC

Section 45.10.b

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 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 furtner details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. 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.
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.
6. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
7. 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.

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 horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for furtner details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUE ON NEXT PAGE

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CHART

Zone: BC

Section: 45.10.b

SPECIAL REGULATIONS

REGULATION CONTINUED FROM PREVIOUS PAGE

4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
5. Structure height may be increased above 35 feet in height through a Process IIA if:
   a. It will not block local or territorial views designated in the Comprenensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
6. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
7. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
   a. The 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.
8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
   a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
   b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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.

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

USE ZON

CHART

Zone: BC

Section: 45.10.b

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REGULATIONS CONTINUED FROM PREVIOUS PAGE									
Office Use	None	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation See Special Regulation #5	0'	0'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #6 ~~none~~	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area ------ Otherwise, 1 per each 300 sq.ft. of gross floor area	
Hotel or Motel	None	None	20' See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5	B	E	1 per each room. See also Special Regulation #6	

SPECIAL REGULATIONS

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 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 furtner details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. The following regulations apply to veterinary office only:
   a. May only treat small animals on the subject property.
   b. Outside runs and other outside facilities for the animals are not permitted.
   c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an 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 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. 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 furtner details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. May include ancillary meeting and convention facilities.
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.
6. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case by case basis.

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1 2

Footnotes

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

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

USE ZONE

CHART

Zone: BC

Section: 45.10.b

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
A retail establishment providing entertainment, recreational or cultural activities	None	None	20' See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #4	B	E	1 per every 4 fixed seats

SPECIAL REGULATIONS

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 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.
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.

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Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC
Private Lodge or Club	None	None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #3.	0'	0'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation ------ Otherwise, none 35' above average building elevation. See also Special Regulation #4	B C	B	1 per ea 300 sq.f of gross floor ar
Stacked Dwelling Unit. See Special Regulation #1	None	None	Same as these regulations for the ground floor use. See Special Regulation #1						A	1.7 per unit
Church		None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #4.	0'	0'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation	C	B	~~See Section 105.25~~ 1 per every fou people based on maximum occupancy load of any area of worship. Se also Special Regulation #6

CHART

Zone: 8C

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 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.
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.

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 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.

1. May include accessory living facilities for staff persons.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet 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. 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 information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
For information of the regulations in this category, see Chapter 95.
For details of what may exceed this height limit, see Chapter 115.
For details regarding required yards, see Chapter 115.

Footnotes

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

USE ZON CHART

Zone: BC

Section: 45.10.c

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			CONTINUED FROM PREVIOUS PAGE								
School or Day-Care Center	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25	
Mini-school or mini-day-care (7-12 attendees) ---------- Day-care home (6 or less attendees)	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ---------	D	B	See Section 105.25	

REGULATIONS CONTINUED ON NEXT PAGE

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REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.
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 appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 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 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. 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, 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.

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

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

USE ZON CHART

Zone: BC

Section: 45.10.c

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE											
							Otherwise, 35' above average building elevation. See also Special Reg. #11				
Convalescent Center or Nursing Home	None	None	30' See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Reg. #4	C	B	1 for each bed	

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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 1 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 (WAC 388-73).
9. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
10. 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, 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. 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 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.

Footnotes

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

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

USE ZONE: BC

CHART

Zone: BC

Section: 45.10.d

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	None	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Reg. #3.			80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #4	A	B	See Section 105.25	
Government Facility	None	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Reg. #3.			80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #4	C See Spc Reg #5	B	See Section 105.25	
Public Transit Shelter	None	None	0	0	0	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	

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 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 furtner 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.

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

Footnotes

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MINIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Parks	If one acre or more then Process 11A Chapter 150 ------- Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation. See also Special Regulation #4	--	B	See Section 105.25

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Footnotes

CHART

Zone: BC

Section: 45.10.d

SPECIAL REGULATIONS

1. The design of the park must serve the needs of the area in which it is located.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet 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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or other information about parking and parking areas, see Chapter 105.
—For details of the regulations in this category, see Chapter 100.
——For information of the regulations in this category, see Chapter 95.
———For details of what may exceed this height limit, see Chapter 115.
————For details regarding required yards, see Chapter 115.

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side	15'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above building elevation. See also Special Regulation #6.	A	E	See Section 105.25
Restaurant or Tavern	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #4.	B	E	per each 100 sq.ft. of gross floor area

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

REGULATIONS CONTINUED ON NEXT PAGE

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CHART

Zone: BCK

Section: 47.10.a

SPECIAL REGULATIONS

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

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

REGULATIONS CONTINUED ON NEXT PAGE

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[redacted] Footnotes

or other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
[redacted] 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.

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

USE ZON

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

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Footnotes

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

CHART

Zone: BCX

Section: 47.10.a.

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

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~~ Works Department. Drive-through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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Page

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

USE ZOI

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIREN PARKIN SP.
Any retail establishment, other than those specifically listed in this zone, selling goods or providing services including banking and related financial services (see Special Regulations #1	None	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation. See also Special Regulation #6.	B	E	1 per eac 300 sq.ft of gross floor are
A multiuse complex or mixed use building containing 7 or more retail establishments, restaurants, or taverns, or fast food restaurants	Process II Chapter 150	None	20' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation. See also Special Regulation #6	B	E	See Section 105.25

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REGULATIONS CONTINUED ON NEXT PAGE

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

CHART

Zone: BCX

Section: 47.10.b

SPECIAL REGULATIONS

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 of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. 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.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
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. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
   a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
   b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

1. 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 horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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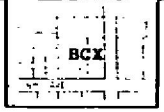
REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone



Section

47.10.b

SPECIAL REGULATIONS

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

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

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

USE ZON

CHART

Zone: BCX

Section: 47.10.b

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MINIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Office Use	None	None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation~~ See Special Regulation #5	0'	0'	70% 80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #6.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area ------ Otherwise, 1 per each 300 sq.ft. of gross floor area

SPECIAL REGULATIONS

a. It will not block local or territorial views designated in the Comprehensive Plan; and
b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

7. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

8. Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
   a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

9. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
   a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
   b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

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

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

CHART

Zone: BCX | Section: 47.10.b

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

USE ZON

USE	REGULATIONS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Hotel or Motel	None	None	20' See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5	B	E	1 per each room. See also Special Regulation #6	

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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. May include ancillary meeting and convention facilities.
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.
6. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis.

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

Footnotes

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

USE ZON

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

CHART

Zone: BCX

Section: 47.10 b.

SPECIAL REGULATIONS

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

[redacted] Footnotes

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

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

USE ZONE CHART

Zone BCX

Section 47.10.b

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
retail establishment providing entertainment, recreational or cultural activities	None	None	20' See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #4	B	E	per ever fixed seats

SPECIAL REGULATIONS

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 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.
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.

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Footnotes

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

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

USE ZON

USE ↓ / REGULATIONS →	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Private Lodge or Club	None	None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #3.	0'	0'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation ------ Otherwise, none 35' above average building elevation. See also Special Regulation #4	B C	B	1 per ea 300 sq.f of gross floor ar
Stacked Dwelling Unit. See Special Regulation #1	None	None	Same as these regulations for the ground floor use. See Special Regulation #1						A	1.7 per unit
Church		None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #4.	0'	0'	~~70%~~ 80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #5	C	B	See Section ~~105.25~~ 1 per every fou people based on maximum occupancy load of any area of wor- ship. Se also Spe- cial Regu- lation #6

CHART

Zone: BCX

Section: 47.10.c

SPECIAL REGULATIONS

1. ~~Any structure is horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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.
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.

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 is horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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. ~~Any structure is horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation 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.

REGULATIONS CONTINUED ON NEXT PAGE

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

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

USE ZON CHART

Zone BCA

Section 47.10.c

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
CONTINUED FROM PREVIOUS PAGE										
School or Day-Care Center	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25
Mini-school or mini-day-care (7-12 attendees --- Day-care home (6 or less attendees)	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ---	D	B	See Section 105.25
REGULATIONS CONTINUED ON NEXT PAGE										

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SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.
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 appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 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 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. 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, 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.

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

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

USE ZON CHART

Zone: BCX

Section: 47.10.c

USE ⇩ / REGULATIONS ⇩	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
CONTINUED FROM PREVIOUS PAGE										
School or Day-Care Center	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25
Mini-school or mini-day-care (7-12 attendees --- Day-care home (6 or less attendees)	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ---	D	B	See Section 105.25

REGULATIONS CONTINUED ON NEXT PAGE

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.
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 appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 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 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. 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, 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.

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

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

USE ZONING CHART

Zone: BCX

Section: 47.10.c

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE											
							Otherwise, 35' above average building elevation. See also Special Reg. #11				
Convalescent Center or Nursing Home	None	None	30' See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Reg. #4	C	B	1 for each bed	

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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 1 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 (WAC 388-73).
9. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
10. 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, 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. 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 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.

Footnotes [redacted]

For other information about parking and parking areas, see Chapter 105.
[redacted]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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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZON

USE ⇩ / REGULATIONS ⇨	Required Review Process	Minimums: Lot Size	Minimums: Required Yards: Front	Minimums: Required Yards: Side	Minimums: Required Yards: Rear	Maximums: Lot Coverage	Maximums: Height of Structure	Landscape Category	Sign Category	Required Parking Spaces
Public Utility	None	None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #3.	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #4	A	B	See Section 105.25
Government Facility	None	None	20' ~~Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation.~~ See Special Reg. #3.	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, ~~none~~ 35' above average building elevation. See also Special Regulation #4	C See Spc Reg #5	B	See Section 105.25
Public Transit Shelter	None	None	0	0	0	100%	15' above average building elevation.	--	See Spc. Reg. #2	None

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Footnotes

CHART

Zone: BCX

Section: 47.10.d

SPECIAL REGULATIONS

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 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.
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.

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

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

USE ZON

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

CHART

Zone: BCX

Section: 47.10.d

SPECIAL REGULATIONS

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

or other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
[redacted] 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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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone: LI

Section: 55.10.a.

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Manufacturing of food products											
Manufacturing of textile or leather products from pre-prepared material											
Manufacturing of wood products from pre-prepared material	None -	None -	30'	0'	0'	80%	If adjoining a low-density zone, then 25' above average building elevation. ——— Otherwise, none.	A	C	1 per each 1,000 sq. ft. of gross floor area	1. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Manufacturing of paper products from pre-prepared material											
Manufacturing of drugs											
Manufacturing of plastic products from pre-prepared material											
Manufacturing of Stone, Clay, Glass, China, or Ceramic Products											

Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 20' above average building elevation.

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Footnotes

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

USE ZONE CHART

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

Zone: LI

Section: 55.10.b.

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
~~Manufacturing by Cold Mix Process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or other toilet preparations~~											
Manufacturing of electrical equipment Manufacturing of scientific or photographic equipment Manufacturing of fabricated metal products. See Special Special Regulation #1 Packaging of prepared materials Manufacturing See Spec. Reg. #1 and #2	None	None	30' Each of these yards of a structure must be increased 1' for each 1' that structure exceeds 30' above average building elevation. See Special Regulation #5	0'	0'	90%	If adjoining a low density zone, then 35' above average building elevation. --- Otherwise, none 35' above average building elevation. See also Spec. Reg. #6	A	C	1 per each 1,000 sq. ft. of gross floor area	

1. The following manufacturing uses are permitted:
   a. Food, drugs, stone, clay, glass, china, ceramics, products, electrical equipment, 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;
   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, fabrication and handling of products, and research and technological processes.

~~1. Metal products manufacture may not include fabrication of major structural steel forms; boiler making, or similar activities.~~

2. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area.

3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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.

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 1 foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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

Footnotes

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

USE ZONE CHART

Zone: LI

Section: 55.10.b.

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

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			CONTINUED FROM PREVIOUS PAGE							
A retail establishment providing storage services. See also Special Regulation #2	None	None	30' See Spec. Req. #4	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation ------ Otherwise 35' above average building elevation See also Special Regulation #5	A	E	See Section 105.25

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
2. May include accessory living facilities for resident security manager.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
5. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

Footnotes

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

USE ZONE CHART

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

Zone: LI

Section: 55.10.c.

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	MAXIMUMS LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Warehouse or Storage Services Wholesale Trade Industrial Laundry Facility Wholesale Printing or Publishing	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average build- See Special Regulation #4	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Regulation #5 None	A	C	1 per each 1,000 sq. ft. of gross floor area	1. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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.
A Retail Establishment Providing Building Construction, Plumbing, Electrical, Landscaping, or Pest Control Services A Retail Establishment Selling Building Materials or Hardware A Retail Establishment Providing Rental Services	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Regulation #5 None	B	E	1 per each 300 sq. ft. of gross floor area	1. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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.

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Footnotes

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

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

USE ZONING CHART

Zone: LI

Section: 55.10.d.

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Hotel or motel	None	None	30' Each of these yards of a structure must be increased 1' for each 1' that the structure exceeds 30' above average building elevation See Spec. Reg. #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation. See also Spec. Reg. #5	B	E	See Section 105.25- 1 per eac room. S Spec. Rec #6.	1. May include meeting and convention facilities. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low-density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: 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. 6. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.
A retail establishment providing printing, publishing, or duplicating services	None	None	30' Each of these yards of a structure must be increased 1' for each 1' that the structure exceeds 30' above average building elevation See Spec. Reg. #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation. See also Spec. Reg. #5	B	E	1 per eac 300 sq.ft of gross floor are	1. Gross floor area for this use may not exceed 3,000 sq.ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low-density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: 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.

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Footnotes

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

USE ZONING CHART

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

Zone: LI

Section: 55.10.e.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Auction house See Special Regulation #1	None	None	30' ~~Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation.~~ See Spec. Reg. #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, ~~none~~ 35' above average building elevation. See also Spec. Reg. #6	B	E	1 per eac 300 sq. f 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 Landscaping Category A. 3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject 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 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.
Kennel	None	None	30' ~~Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation.~~ See also Special Regulations #1 and #6	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, ~~none~~ 35' above average building elevation. See also Spec. Reg. #7	B	E	1 per eac 300 sq. f of gross floor are	1. Outside runs and other facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations. 2. Must provide suitable shelter for the animals. 3. Must maintain a clean healthful environment for the animals. 4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 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. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- ject property. 6. 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. 7. 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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REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

CHART

Zone

Section 55.10.e.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	CONTINUED FROM PREVIOUS PAGE										
Vehicle Service Station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side	10'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation. See also Spec. Reg. #6	A	E	See Section 05.25	~~Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation.~~ See also Special Regulations #2 and #5

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

1. May not be more than 2 vehicle service stations at any intersection.
2. Gas pump islands may not be closer than 15' to any property line. 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 horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   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.

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

USE ZON

Footnotes

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

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

USE ZONI

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
A retail establishment providing vehicle or boat sales, repair, services, washing, or rental	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Spec. Reg. #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, none 35' above average building elevation. See also Spec. Reg. #5	A	E	1 per each 300 sq. ft of gross floor area See Section 105.25
Restaurant or Tavern	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Spec. Reg. #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, none 35' above average building elevation. See also Spec. Reg. #4	B	E	1 per each 100 sq. ft of gross floor area

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Footnotes [redacted]

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

CHART

Zone: LI

Section: 55.10.f

SPECIAL REGULATIONS

1. Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
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 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.
6. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

1. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 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.
2. 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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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZON CHART

Zone: LI

Section: 55.10.f.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			CONTINUED FROM PREVIOUS PAGE.								CONTINUED FROM PREVIOUS PAGE
Restaurant or Tavern											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.
Fast Food Restaurant	None	None	30' ~~Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30 above average building elevation~~ See Spec. Req. #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none 35' above average building elevation, see also Spec. Req. #6	B	E	1 per each ~~300~~ 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~~ Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served. 3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if: 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.

Footnotes

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

USE ZON CHART

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

Zone: LI

Section: 55.10.g.

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
A retail establishment providing banking and related financial services	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise, none 35' above average building elevation. See also Spec. Req. #4	B	E	1 per ea 300 sq.f of gross floor ar	1. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: 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. 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 Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
A retail establishment providing entertainment recreational or cultural activities	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise, none 35' above average building elevation. See also Spec. Req. #4	B	E	See Section 105.25 1 per eve 4 fixed seats	1. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: 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. 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.

CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

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

For information of the regulations in this category, see Chapte

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

For details regarding required yards, see Chapter 115.

CHART

Zone: LI

Section: §5.10.g

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

USE ZONI

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	CONTINUED FROM PREVIOUS PAGE									
A Retail Variety, or Department Store	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise none 35' above average building elevation. See also Spec. Reg. #6	B	E	1 per each 300 sq.ft. of gross floor area

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. This use must contain at least 75,000 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's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   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. 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.
8. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.

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7958C/367A/p. 4/01-07-88:TS:br:np

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS — REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
A multi-use complex or mixed use building containing 7 or more restaurants, taverns, fast food restaurants or retail establishments	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation See Spec. Reg. #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5 none	B	E	See Section 105.25
Office Use	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation See Spec. Reg. #5	0'	0'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average	C See also Spc. Reg. #3a	D	If a medical, dental or veterinar office, then, 1 per each 200 sq.ft of gross floor are ------- Otherwise

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CHART

Zone: LI

Section: 55.10.h

SPECIAL REGULATIONS

1. Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
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 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 furtner details.
3. Refer to Chapter 1 to determine what otner 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 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. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
7. 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.
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.

1. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 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 furtner details.

REGULATION CONTINUED ON NEXT PAGE

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Footnotes

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

USE ZON CHART

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

Zone: LI

Section: 55.10.h.

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE											
Office use							Building elevation (see also Special Regulation 6)			1 per each 300 sq.ft. of gross floor area.	

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

None

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.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Recycling Center	None	None	30' ~~each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation~~ See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5	A	C	See Section 105.25
Church	None	None	30' See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 35' above average building elevation. See also Special Regulation #5	C	B	1 for every 4 people based on maximum occupancy load of any area of worship See also Spec. Req. #6

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CHART

Zone: LI

Section: 55.10.h.

SPECIAL REGULATIONS

1. 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 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 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.

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 horizontal length of any facade 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.
6. No parking is required for day-care or school ancillary to the use.

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Footnotes [redacted]

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
School or Day-Care Center	None	None	If this use can accommodate 50 or more students or children, then 50' / If this use can accommodate 13 to 49 students or children, then 20' / See Spec. Req. #10	50' on each side / 20' on each side	50' / 20'	80%	If adjoining a low density zone, then 25' above average building elevation. / Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25
Mini-school or mini-day-care (7-12 attendees or day-care home (6 or less attendees)	None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. / Otherwise, 35' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25

REGULATIONS CONTINUED ON NEXT PAGE

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CHART

Zone: LI

Section: 55.10.h

SPECIAL REGULATIONS

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 or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 20 feet above average building elevation; or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Minimum 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 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. 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, 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. 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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Footnotes

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

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

USE ZON

CHART

Zone: LI

Section: 55.10.h

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
CONTINUED FROM PREVIOUS PAGE										
Convalescent Center or Nursing Home	None	None	30' See Special Regulation #3	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 35' above average building elevation. See also Special Reg. #4	C	B	1 for each bed

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
11. 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. 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 furtner 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.

Footnotes [redacted]

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

USE ZONE CHART

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

Zone: LI

Section: 55.10.1.

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	MAXIMUMS LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility	None	None	30' Each of these yards of a structure must be increased 1' for each 1' this structure exceeds 30' above average building elevation. See Spec. Reg. #3	0'	0	80%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, none- 35' above average building elevation. See also Spec. Reg. #4	A C See Spec Reg. #5	B B	See Section 105.25	1. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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. 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 Transit Shelter	None	None	0'	0'	0	100%	15' above average building elevation	--	See Spc. Reg. #2	See Section 105.25	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	None	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, none- 35' above average building elevation. See also Spec. Reg. #4	--	B	See Section 105.25	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 60 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: 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. 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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Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Professional Football, Baseball or Soccer Practice or Play Facility	None if part of approved Master Plan. ---------- Otherwise, Process III Chapter 155	10 acres	As established in the Master Plan or as allowed under Special Regulation #1			80%	30' above average building elevation. See Special Reg. #2 and #3	C See Spec. Reg. #4	B See Spec. Reg. #5	See Section 105.25 See Spec. Reg. #7
Detached Dwelling Unit	None	8,500 sq. ft.	20'	5', but 2' side yards must equal at least 15'	10'	50%	25' above average building elevation	E	A	2.0 per unit
Public Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spc. Reg. #4.	B	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None

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Footnotes

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

CHART

Zone: PIA 1

Section: 60.10.c

SPECIAL REGULATIONS

1. 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.
3. Maximum height of temporary structures shall be 60 feet above finished grade.
4. 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.
7. 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.
9. No public exhibitions or games shall be permitted.
10. No helicopter operations shall be permitted, except for emergency situations.
11. 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.
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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
2. ~~Any building's horizontal dimension that is parallel to and within 100 feet of a low density 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.
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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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Park	If one acre or more, then Process IIA Chapter 150 --- Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25

CHART

Zone: PLA 1

Section: 60.10.c

SPECIAL REGULATIONS

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

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

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

USE ZON

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

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Footnotes [redacted]

CHART

Zone: PLA 2

Section: 60.15.a

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 impact 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 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.
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 Lake Washington in the zone, excluding the canal.
8. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
9. See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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 Lake Washington in the zone, excluding the canal.
8. See Section 16 of this Chapter for Regulations regarding bulkheads 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 located.
10. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.

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REGULATIONS CONTINUED ON NEXT PAGE

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

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

USE ZON

USE / REGULATIONS	Required Review Process	MINIMUMS: Lot Size	MINIMUMS: Required Yards: Front	MINIMUMS: Required Yards: Side	MINIMUMS: Required Yards: Rear	MAXIMUMS: Lot Coverage	MAXIMUMS: Height of Structure	Landscape Category	Sign Category	Required Parking Spaces
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	E	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	B See Spc Reg #5	E	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	Process IIA Chapter 150	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	See Section 105.25

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Footnotes

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

CHART

Zone PIA 2

Section 60.15.a

SPECIAL REGULATIONS

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

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

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

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

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

USE ZON

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

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CHART

Zone: PLA 3

Section: 60.20.a

SPECIAL REGULATIONS

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands.
3. Access points onto Lake Washington Blvd. must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible.
4. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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Footnotes

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

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

USE ZON

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
Office Uses	Process II Chapter 155	Must be part of a development with a site area of at least 15 acres. See Special Regulation #8	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation. See Special Regulation #5	C	D	If a Medical, Dental, o Veterinar Office, then 1 pe each 200 sq.ft. of gross floor are --- Otherwise 1 per eac 300 sq.ft of gross

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Footnotes

CHART

Zone: PLA 3

Section: 60.20.b

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.
3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.
4. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
5. The height of structures may be increased if--
   a. The structure does not exceed 60' above average building elevation,
   b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
   c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
8. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
10. The following regulations apply to veterinary offices 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.
11. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
    b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

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

USE ZON

CHART

Zone: PLA 3

Section: 60.20.c

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

REGULATIONS CONTINUE ON NEXT PAGE

SPECIAL REGULATIONS

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. A veterinary office is not permitted in any development containing dwelling units.
3. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
4. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.
5. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
6. The height of structures may be increased if--
   a. The structure does not exceed 60' above average building elevation.
   b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
   c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #2.

~~7. The maximum amount of allowable floor area for office use is computed using the following formula:~~
~~(The maximum number of dwelling units allowed on the subject property -- The number of dwelling units proposed) -- x -- the average square footage of the dwelling units proposed = -- The amount of square footage available for office use.~~

7. ~~8.~~ City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
8. ~~9.~~ Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
9. ~~10.~~ The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
10. ~~11.~~ Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
    a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
    b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

REGULATIONS CONTINUE ON NEXT PAGE

Footnotes

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

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

USE ZON

CHART

Zone: PLA 3

Section: 60.20.c

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
School or day-care center		See Special Regulation #8	If this use can accommodate 13 to 49 students or children, then 20' --- 20'	20' on each side --- Otherwise, 5', but 2 side yards must equal at least 15'	20' --- 10'	45.				
Mini-school or mini-day-care (7-12 attendees) --- Day-Care Home (6 or less attendees)	Process III Chapter 155 --- None	Must be part of a development with a site area of at least 15 acres with 8600 sq.ft. per unit	20'	6' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation See Spec. Reg. #5	E	B	See Sectic 105.25

REGULATIONS CONTINUE ON NEXT PAGE

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SPECIAL REGULATIONS

4. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
5. The height of structures may be increased if--
   a. The structure does not exceed 60' above average building elevation.
   b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
   c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #2.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
8. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.
9. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
10. Hours of operations may be limited to reduce impacts on nearby residential areas.
11. Structured play areas must be set back from all property lines as follows:
    a. 20 feet if this use can accomodate 50 or more students or children.
    b. 10 feet if this use can accommodate 13 to 49 students or children.
    c. Otherwise, 5 feet.
12. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
13. May include accessory living facilities for staff persons.
14. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
15. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
16. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

1. This development may also be regulated under the City's Shoreline Master Program; consult that document.
2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands.
3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.

REGULATIONS CONTINUE ON NEXT PAGE

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

Footnotes

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

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

USE ZON

CHART

Zone: PLA 3

Section: 60.20.c

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Convalescent Center or Nursing Home	Process III Chapter 155	Must be part of a development with a site area of at least 5 acres. See Special Regulation #8	20'	20' on each side	20'	70%	30' above average building elevation. See Special Regulation #5	C	B	1 for each bed

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

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

REGULATIONS CONTINUE ON NEXT PAGE

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

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

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

[redacted] 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 [redacted]

CHART

Zone: PLA 3

Section: 60.20.c

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

5. The height of structures may be increased if--
   a. The structure does not exceed 60' above average building elevation,
   b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
   c. The site is designed to the maximum extent feasible to provide views through the subject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
8. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP
Church	Process IIA Chapter 150	Must be part of a development with a site area of at least 15 acres. See Special Regulation #8	20'	20' on each side	20'	70%	30' above average building elevation. See Special Regulation #5	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #10

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

Footnotes [redacted]

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

CHART

Zone PLA3

Section 60.20.d

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.
3. Vehicular circulation on the subject property must be designed to minimize traffic impacts on Lake Washington Blvd. and at the SR-520 Interchange. The City may limit access points onto Lake Washington Blvd. and Points Drive and require traffic control devices and right-of-way realignment.
4. If the development includes portions of Planned Area 2, the applicant may propose and/or the City may require that part or all of the density allowed in Planned Area 2 be developed in Planned Area 3.
5. The height of structures may be increased if--
   a. The structure does not exceed 60' above average building elevation,
   b. The amount of pervious surface on the subject property in this zone significantly exceeds 50%, and
   c. The site is designed to the maximum extent feasible to provide views through the sub- ject property from Lake Washington Blvd. and Bellevue Way while complying with Special Regulation #1.
6. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
8. The minimum lot size for this use is 7200 square feet if the subject property has frontage on Lake Washington Boulevard.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
10. No parking is required for day-care or school ancillary to the use.

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

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

USE ZON

CHART

Zone: PLA 3

Section: 60.20.d

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spc Reg #7	B	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, None	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25

5657A/85A/p.11/12-21-87/TS:rk

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.
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 entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
5. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
7. 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. 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.
2. City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
   a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
   b. Lawn covering the berm,
   c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
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.

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

Footnotes

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

USE ZONE CHART

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

Zone: PLA 5A

Section: 60.30.a1)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Units	If the Development contains more than 3 dwelling units, then Process 11B Chapter 152 ///////// Otherwise, None	~~5,000 sq. ft.~~ per unit 3,600 sq. ft.	20' See also Special Regulation #1 #2	5', but 2 side yards must equal at least 15'.	10'	~~50%~~ 60%	25' above average building elevation.	E	A	2.0 per Unit
Attached Dwelling Units	If the Development contains more than 3 dwelling units, then Chapter 11B Process 152 --------- Otherwise, None	5,000 sq. ft. per unit	20' See also Special Regulation #1	~~5'; but 2 side yards must equal at least 15'~~	~~10'~~	50%	25' above average building elevation.	B	A	1.7 per Unit

SPECIAL REGULATIONS

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 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.
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.

~~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 vehicular access to the subject property is directly from that right-of-way.~~
~~2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. 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.~~

3628B/85A/p.1/6-10-87/DC:rk

Footnotes

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

USE ZONE

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

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
~~Detached,~~ Attached or Stacked Dwelling Units	~~Process 11B~~ Chapter 152 None	~~One-acre with-at-least-1,800 sq. ft. per unit:~~ 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20' The required yard of any structure abutting a lot containing a low density use within PLA 5 must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	D	A	1.7 per Unit

Footnotes

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

CHART

Zone: PLA 5A

Section: 60.30.a.2)

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 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. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~ If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

Page 140A

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side See Special Regulation #1	20'	70%	30' above average building elevation.	C	B	See Section ~~105.25~~ 1 for every four people based on maximum occupanc load of any area of wor-ship. See Spec. Reg. #4.
School or Day Care Center	~~Process IIB Chapter 152~~ Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' If this use can accommodate 13 to 49 students or children, then 20' Otherwise, 20'	50' on each side 20' on each side 5', but 2 side yards must equal at least 15' See Special Regulation #	50' 10' 10'	70%	30' above average building elevation.	D	B	See Section 105.25

MORE REGULATIONS ON NEXT PAGE

CHART

Zone: PLA 5A

Section: 60.30.a.3)

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 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 horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use witnin 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.
2. ~~Traffic cannot significantly impact any residential neighborhood.~~
4. ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
5. ~~Scale and placement of the structure must be in harmony with the residential setting.~~
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.

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 vehicular access to the subject property is directly from that right-of-way.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use witnin 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--
   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.

Footnotes [redacted]

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20' See Special Regulation #1	5' but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	E	B	See Sect' 105.25

Footnotes

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.

CHART

Zone: PLA 5A

Section: 60.30.a.3)

SPECIAL REGULATIONS

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 or more students or children~~. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
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. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.
4. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
6. Structured play areas must be setback from all property lines by 5'.
7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
9. May include accessory living facilities for staff persons.

MORE REGULATIONS ON NEXT PAGE

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

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

CHART — USE ZON

Zone: PLA 5A

Section: 60.30.a.3)

USE ⇩ / REGULATIONS ⇩	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Convalescent Center or Nursing Home	Process I&A Chapter 190	7,200 sq ft	20' See Special Regulation #1	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for ea bed

SPECIAL REGULATIONS

10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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

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

Footnotes

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

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

USE ZON

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

Footnotes

CHART

Zone: PLA 5A

Section: 60.30.a.4)

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 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 horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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 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. 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.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

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.

CHART

Zone	Section
PLA 5A	60.30.a.4)

SPECIAL REGULATIONS

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

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

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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.

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Units	None	5,000 sq. ft per unit ~~3,600 sq. ft.~~	20'	5' but 2 side yards must equal at least 15' See Special Regulation ~~#1~~ #2	10'	~~60%~~ 70%	25' above average building elevation	E	A	2.0 per Unit
~~Detached,~~ Attached or Stacked Dwelling Units	~~Process-IIB Chapter-152~~ None	~~One-acre with at least 1,800 sq. ft. per unit: 7,200 sq. ft. with at least 2,400 sq. ft. per unit~~ 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15' The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.	10'	~~60%~~ 70%	~~If the development contains at least one acre, then 30' above average building elevation. Otherwise, 20' above average building elevation.~~	D	A	1.7 per Unit

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Footnotes

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

CHART

Zone: PLA 5B

Section: 60.30.b.1)

SPECIAL REGULATIONS

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 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 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.

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 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 PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~
   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   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

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CHART

Zone	Section
PLA 5B	60.30.b.1)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

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

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

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

USE ZONE

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

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CHART

Zone: PLA 5B

Section: 60.30.b.2

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 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 venicular access to the subject property is directly from that right-of-way.
2. Primary venicular access must be directly from 6th Street or 4th Avenue.
3. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
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 veterinary offices 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.
7. 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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Footnotes

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

USE ZONE CHART

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

Zone: PLA 5B

Section: 60.30.b.3)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Development Containing Stacked or Attached Dwelling units and Office uses. See Special Regulation #1	Process-IIB Chapter-152 None	One-acre with at least 1,800 sq.ft. per unit.-See Special Regulation #6 for the maximum amount of office space allowed. --- 7,200 sq.ft. with 2,400 sq.ft. per unit.--3,600 sq. ft., with at least 1,800 sq. ft. per unit. See Special Regulation #6 for the maximum amount of office space allowed.	20' The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.2	5', but 2 side yards must equal at least 15'	10'	70%	If the development contains at least one acre, then 30' above average building elevation. ///// Otherwise, 20' above average building elevation.	C	D	See Section 105.25

SPECIAL REGULATIONS

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 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.
3. Primary vehicular access must be directly from 6th Street or 4th Avenue.
4. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
5. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

~~6. The maximum amount of allowable floor area for office use is computed using the following formula:~~
~~(The maximum number of dwelling units allowed on the subject property --- The number of dwelling units proposed) - x - the average square footage of the dwelling units proposed = The amount of square footage available for office use.~~

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 suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

CHART

Zone: PLE 5B

Section: 60.30.b.3)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

~~98.~~ Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

9. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:

   a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.

   b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Church	Process ~~IIA~~ ~~Chapter 150~~ Process I Chapter 145	7,200 sq.ft.	20'	20' on each side The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structure exceeds 20' above average building elevation. See also Special Regulation #1.	20'	70%	30' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship. see Spec. Reg. #5.

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Footnotes

CHART

Zone: PLA 5B

Section: 60.30.b.4)

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 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 PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. 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.

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

CHART

Zone: PLA 5B

Section: 60.30.b.51

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

USE ZON

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

REGULATIONS CONTINUED ON NEXT PAGE

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 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 PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. ~~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.~~
5. 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.~~
6. 5. Hours of operation may be limited to reduce impacts on nearby residential uses.
7. 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.
8. 7. An on-site passenger loading area must be provided. ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
9. ~~9.~~ 8. May include accessory living facilities for staff persons.
10. ~~10.~~ 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. ~~11.~~ 10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
12. ~~12.~~ 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC -388-73).

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

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

USE ZON

CHART

Zone PLA 5A

Section 60.30.b.5)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE											
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	E	B	See Sect 105.25	
			The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1								
Convalescent Center or Nursing Home	Process 1 Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed	
			The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1.								

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
3. 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.
4. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
6. Structured play areas must be setback from all property lines by 5'.
7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
9. May include accessory living facilities for staff persons.
10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.

SPECIAL REGULATIONS CONTINUED ON NEXT PAGE

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

CHART

Zone: PLA 5B

Section: 60.30.b.5)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
4. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.

36418/85A/p.15/12-28-87/TS:cw

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Public Utility	~~Process II A~~ ~~Chapter 150~~ Process I Chapter 145	None	20' The required yard of any structure abutting a lot containing a low density use within PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1	20' on each side	20'	70%	30' above average building elevation.	A	B	See Section 105.25
Government facility	~~Process II A~~ ~~Chapter 150~~ Process I Chapter 146	None	20' The required yard of any structure abutting a lot containing a low density use with PLA 5A must be increased 1' for each 1' that structures exceed 20' above average building elevation. See also Special Regulation #1	30' on each side	10'	70%	30' above average building elevation.	C See spec. reg. #6	B	See Section 105.25

3641B/85A/p.15/12-2-87:br

CHART

Zone: PLA 5B

Section: 60.30.b.6)

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 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 building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   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.
4. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
5. Refer to Chapter 1 to determine what other 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.

3641B/85A/p.16/12-2-87:br

Footnotes

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

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

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

USE ZON

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.

CHART

Zone: PLA 5B

Section: 60.30.b.7)

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. 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.
2. ~~Any building's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 6A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 6A exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. The design of the park must serve the needs of the area in which it is located.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

USE ZONE CHART

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

Zone: PLA 5C

Section: 60.30.c1)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Units	~~Process 11~~ ~~Chapter 15~~ None	~~5,000 sq. ft. per unit~~ 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15' See Special Regulation #2	10'	~~50%~~ 70%	25' above average building elevation	E	A	2.0 per Unit

SPECIAL REGULATIONS

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 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 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.

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[redacted]

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

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
~~Detached, Attached or Stacked~~ Dwelling Units	Process ~~118~~ Chapter ~~162~~ None	~~One acre with at least 1,800 sq.ft. per unit --- 7,200 sq.ft. with at least 2,400 sq.ft. per unit,~~ 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15' See Specia Regulation #3 and #4	10' #1,	~~60%~~ 70%	For ~~detached or attached~~ dwelling units, ~~25' above average building elevation.~~ --- For stacked dwelling units, if the development contains at least 1 acre, then the lower of-- 6 stories or 60' above average building elevation --- Otherwise, ~~25'~~ 30' above average building elevation.	D	A	1.7 per Unit

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Footnotes

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

CHART

Zone: PLA 5C

Section: 60.30.C.2)

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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 76 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use witnin 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 witnin 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 ~~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.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
7. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~
   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   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.

REGULATIONS CONTINUED ON NEXT PAGE

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CHART

Zone: PLA 5C

Section: 60.30.c.2)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

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

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

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CHART

Zone: PLA 5C

Section: 60.30.c.3)

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

USE ZONE

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Office Use	~~Process 11~~ ~~Chapter 15~~ None	~~7200~~ sq.ft. None	20'	5', but 2 side yards must equal at least 15' See Special Regulations #1, #3 and #4	10'	70%	If the development contains, at least one acre, then the lower of-- 6 stories or 60' above average building elevation. --- Otherwise, ~~25'~~ 30' above average building elevation.	C	D	If a Medical, Dental or Veterinary Office then, 1 per each 200 sq.ft. of gross floor area --- Otherwise, 1 per each 300 sq.ft. of gross floor area

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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 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 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 ~~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.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
7. The following regulations apply to veterinary offices 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.
8. 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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3657B/85A/p.7/12-2-87/TS:br

Footnotes

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

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

USE ZONE

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process 1[1]8 Chapter 152 None	One-acre with at least 1,800 sq. ft. per unit; 2,200 sq. ft. with at least 2,400 sq. ft. per unit; 3,600 sq. ft., with at least 1,800 sq. ft. per unit ~~See Special Regulation #7 for the maximum amount of space allowed~~	20'	5', but 2 side yards must equal at least 15' See Special Regulation #2, #4 and #5	10'	70% 30'	If the development contains at least one acre, then the lower of-- 6 stories or 60' above average building elevation. ------ Otherwise, 25'[t] above average building elevation.	C	D	See Section 105.25

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

CHART

Zone: PLA 5C

Section: 60.30.c.4)

SPECIAL REGULATIONS

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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. 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.
5. 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.
6. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
7. ~~The maximum amount of allowable floor area for office use is computed using the following formula:~~
   ~~(The maximum number of dwelling units allowed on the subject property --- The number of dwelling units proposed) -- x -- the average square footage of the dwelling units proposed = The amount of square footage available for office use.~~
8. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
9. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

REGULATIONS CONTINUED ON NEXT PAGE

3657B/85A/p.9/TS: br/12-2-87

[redacted] Footnotes

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

CHART

Zone: PLA 5C

Section: 60.30.c.4)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

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

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

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

10. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:

a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.

b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

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

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

USE ZON

CHART

Zone: PLA 5C

Section: 60.30.c .5)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	~~Process IIA~~ ~~Chapter 150~~ Process 1 Chapter 145	7,200 sq.ft.	20'	20' on each side. See also Special Regulation #1, #3 and #4	20'	70%	The lower of 6 stories or 60' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship. See Special Reg. #7

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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
~~6. Traffic cannot significantly impact any residential neighborhood.~~
~~7. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~8. Scale and placement of the structure must be in harmony with the residential setting.~~
~~9~~6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
7. No parking is required for day-care or school ancillary to the use.

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
School or Day-Care Center	~~Process 1[1]~~ ~~Chapter 152~~ If this use is adjoining a low density zone, then Process I Chapter 145 — Otherwise, None	7,200 sq.ft.	50'	If this use can accommodate 50 or more students or children, then 50' on each side. If this use can accommodate 13 to 49 students or children, then 20' on each side. Otherwise, 20' 5', but 2 side yards must equal at least 15'. See also Special Regulation #1, #3 and #4	50' / 10' / 10'	70%	The lower of 6 stories or 60' above average building elevation.	D	B	See Section 105.25

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

CHART

Zone: PLA 5C

Section: 60.30.c.6)

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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
6. 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.
7. 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.~~
8. Hours of operation may be limited to reduce impacts on nearby residential uses.
9. 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.
10. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

REGULATIONS CONTINUED ON NEXT PAGE

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15' See Special Regulation #1, #3 and #4	10'	70%	If the development contains at least 1 acre, then the lower of ------- 6 stories or 60' above average building elevation ------ Otherwise, 30' above average building elevation	E	B	See Sect 105.25

REGULATIONS CONTINUED ON NEXT PAGE

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CHART

Zone: PLA 5C

Section: 60.30.c.6)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

11. May include accessory living facilities for staff persons.
12. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
13. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
14. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

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

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Convalescent Center or Nursing Home	Process I Chapter 145	7,200 sq ft	20' See Special Regulation #1, #3 and #4	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation	C	B	1 for each bed

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

USE ZON

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

Footnotes

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

CHART

Zone	Section
PLA 5C	60.30.c.6)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply:
   a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City of this area.
   b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.
   c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
   d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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

USE ZON

USE	REGULATIONS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	~~Process II A~~ ~~Chapter 150~~ Process I Chapter 146	None	20'	20' on each side. See Special Regulation #1, #3 and #4	10'	70%	The lower of 6 stories or 60' above average building elevation.	A	B	See Section 105.25
Government Facility	~~Process II A~~ ~~Chapter 150~~ Process I Chapter 146	None	20'	10' on each side. See Special Regulation #1, #3 and #4	10'	70%	The lower of 6 stories or 60' above average building elevation.	C See Spec. Reg. 8	B	See Section 105.25

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Footnotes

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

CHART

Zone: PLA 5C

Section: 60.30.c.7

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 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 area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.
5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment.
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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. 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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USE ZONE CHART

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

Zone: PLA 5C

Section: 60.30.c.8)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Transit Shelter	None	None	0'	0'	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	None	Will be determined on a case-by-case basis				The lower of 6 stories or 60' above average building elevation.	--	B	See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 3. The design of the park must serve the needs of the area in which it is located. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. 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 Regulations for further details.

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

Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
Detached Dwelling Units	None	~~5,000 sq.ft. per Unit~~ 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15' See also Special Regulations #1 and ~~#4~~ #2	10'	~~50%~~ 60%	25' above average building elevation	E	A	2.0 per Unit
~~Detached, Attached or Stacked~~ Dwelling Units	~~Process III Chapter 15~~ None	~~One acre with at least 1,800 sq.ft. per unit~~ ~~7,200 sq.ft. with at least 2,400 sq.ft. per unit,~~ 3,600 sq. ft., with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15' See also Special Regulation #1, #3 and #4	10'	60%	~~For Detached, or Attached Dwelling Units, 25' above average building elevation.~~ ~~For Stacked Dwelling Units,~~ If the development contains at least one acre, then the lower of-- 6 stories or 60' above average building elevation. Otherwise, ~~25'~~ 30' above average building elevation.	D	A	1.7 per Unit

CHART

Zone: PLA 5D

Section: 60.30.d.1)

SPECIAL REGULATIONS

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 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 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.

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. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
   d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
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.
5. 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

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

CHART

Zone: PLA 5D

Section: 60.30.d.1)

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

6. ~~The subject property must contain at least 200 sq. ft. per unit of common open space able for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

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

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

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

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

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

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

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Development Containing Stacked, or Attached Dwelling Units and Office Uses. See Special Regulation #1	Process 118 Chapter 162 None	One acre with at least 1,800 sq. ft. per unit. --- 7200 sq. ft. with at least 2400 sq. ft. per unit 3,600 sq. ft., with at least 1,800 sq. ft. per unit. See Special Regulation #6 for maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 5' See also Special Regulation #2 #4 and #5	20'	70% - 60% 30'	If the development contains at least one acre, then the lower of-- 6 stories, or 60' above average building elevation. --- Otherwise, 25' above average building elevation	C	D	See Section 105.25

3658B/85A/p.3/6-10-87/DC:rk

Footnotes [redacted]

CHART

Zone: PLA 5D

Section: 60.30.d.2)

SPECIAL REGULATIONS

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 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 unless primary vehicular 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 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.

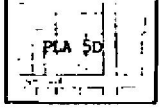
   ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
4. 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.
5. 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.
6. ~~The gross floor area devoted to office use may not exceed 25% of the gross floor area of the development. In addition, the maximum amount of allowable floor area for office use is computed using the following formula:~~
   ~~(The maximum number of dwelling units allowed on the subject property - The number of dwelling units proposed) x the average square footage of the dwelling units proposed + The amount of square footage available for office use.~~
6.7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
7.8. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

REGULATION FROM THIS USE CONTINUED ON NEXT PAGE

3658B/85A/p.5/12-4-87/DC:np

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

CHART

Zone	Section
	50.30.d.2)

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

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

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

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

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

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

3658B/85A/p.6/12-4-87/DC:np

CHART

Zone: PLA 5D

Section: 60.30.d.3)

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

USE ZON

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

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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
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.
5. ~~Traffic cannot significantly impact any residential neighborhood.~~
6. ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
7. ~~Scale and placement of the structure must be in harmony with the residential setting.~~
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. No parking is required for day-care or school ancillary to the use.

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

Footnotes

[redacted] or other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
[redacted] 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

Zone: PLA 5D

Section: 60.30.d.4)

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
School or Day Care Center	~~Process IIB~~ ~~Chapter 152~~ Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side --- If this use can accommodate 13 to 49 students or children, then 20' on each side --- Otherwise, 20' 5', but 2 side yards must equal at least 15' See also Special Regulations #1, #3 and #4	If this use can accommodate 50 or more students or children, then 50' on each side --- If this use can accommodate 13 to 49 students or children, then 10' on each side --- Otherwise, 10'	If this use can accommodate 50 or more students or children, then 50' --- If this use can accommodate 13 to 49 students or children, then 10' --- Otherwise, 10'	70%	The lower of 6 stories or 60' above average building elevation.	D	B	See Section 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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.
   ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
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 with PLA 5A of any structure that exceeds ~~25~~ 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
5. 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.
6. 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. ~~along the side and rear property lines if required.~~
7. Hours of operation may be limited to reduce impacts on nearby residential uses.
8. 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.
9. An on-site passenger loading area must be provided. ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
10. May include accessory living facilities for staff persons.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
13. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

3658B/85A/p.10/12-4-87/DC:np

Footnotes

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

CHART

Zone: PLA 5D

Section: 60.30.d.4)

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

See Special Regulation #1, #3, & #4

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 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 will be regulated as a front yard.
   c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
   d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation.
4. The minimum setback from a lot containing a low density use with PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.
5. 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.
6. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
7. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
8. Structured play areas must be setback from all property lines by 5'.
9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
11. May include accessory living facilities for staff persons.
12. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
13. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

3658B/367A/p.12/1-8-88/TS:cw

3658B/367A/p.11/1-18-88/TS:cw

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

USE ZON

Footnotes [redacted]

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	MAXIMUMS LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq ft	20' See Special Regulation #1, #4 and #5	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation	C	B	1 for each bed

Footnotes

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

CHART

Zone: PLA 5D

Section: 60.30.d.4)

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 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 will be regulated as a front yard.
   c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard.
   d. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
4. 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.
5. The minimum setback from a lot containing a low density use with PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A.

CHART

Zone: PLA 5D

Section: 60.30.d.5)

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

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	20' See also Special Regulations #1, #3 and #4	20' on each side	20'	70%	The lower of 6 stories or 60' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20' See also Special Regulations #1, #3, and #4	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation.	C See Spec Reg 7	B	See Section 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 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 unless primary vehicular access to the subject property is directly from that right-of-way.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
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.
5. 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.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
7. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

3658B/85A/p.16/12-4-87/DC:np

[redacted] Footnotes

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

CHART

Zone: PLA 5D

Section: 60.30.d. 6)

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, None	None	Will be determined on a case-by-case basis				The lower of 6 stories or 60' above average building elevation.	--	B	See Section 105.25

Footnotes

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. 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.
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.

   ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~ See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
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.
5. The design of the park must serve the needs of the area in which it is located.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

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

USE ZONE CHART

Zone: PLA 5E

Section: 60.30.e.1)

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

3660B/85A/p.1/6-10-87/DC:rk

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. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density 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. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~ If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

3660B/85A/p.2/12-15-87/TS:cw

Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process 11A Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	~~See Section 405.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship See Special Regulation #4.
School or Day Care Center	~~Process 11B Chapter 152~~ Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	70%	30' above average building elevation.	D	B	See Section 405.25
			If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	10'					
			Otherwise, 20'	5', but 2 side yards must equal at least 15'	10'					

3660B/85A/p.3/12-15-87/TS: cw

Footnotes

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

CHART

Zone PLA 5B

Section 60.30.e.2)

SPECIAL REGULATIONS

~~1. Traffic cannot significantly impact any residential neighborhood.~~
~~2. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density use within PLA 5A, then either:

a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

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

~~2.~~ a. Primary vehicular access must be directly from 2nd Street unless this is not possible.
~~4. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~5. Scale and placement of the structure must be in harmony with the residential setting.~~
3. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. No parking is required for day-care or school ancillary to the use.

1. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Primary vehicular access must be directly from 2nd Street unless this is not possible.
4. A 6 foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
5. Hours of operation may be limited to reduce impacts on nearby residential uses.
6. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.

REGULATIONS CONTINUED ON NEXT PAGE 3660B/85A/p.4/12-15-87/TS: cw

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

USE ZONE

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

REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone: PLA 5B

Section: 60.30.e.2)

SPECIAL REGULATIONS

7. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children~~. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
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.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.
4. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
6. Structured play areas must be setback from all property lines by 5'.
7. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
8. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
9. May include accessory living facilities for staff persons.
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).

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

Footnotes

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

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

USE ZON

CHART

Zone: PLA 5B

Section: 60.30.e.2)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Convalescent Center or Nursing Home	Process III Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	30' above average building elevation.	C	B	1 for each bed

SPECIAL REGULATIONS

1. Primary vehicular access must be directly from 2nd Street unless this is not possible.
2. If any portion of a structure is adjoining a low density use within PLA 5A, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet.

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

3660B/85A/p.7/12-15-87/TS:cw

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

Footnotes

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

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

USE ZON CHART

Zone PLA 5B

Section 60.30.e.3)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	MAXIMUMS LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	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 lot containing a low density use within PLA 6A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 6A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Primary vehicular access must be directly from 2nd Street unless this is not possible. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spc Reg 95	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 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	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 6A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 6A exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density use within PLA 5A, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Primary vehicular access must be directly from 2nd Street unless this is not possible. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

Footnotes

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

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

USE ZON

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

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Footnotes

CHART

Zone: A, FLA 61

Section: 60.35.a.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. 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.

1. Density will be determined on a case-by-case basis based on the following standards:
   a. The more a project complies with the following requirements the higher the density permitted, up to one unit for each 2,400 sq.ft. of lot area:
      1) May not significantly increase traffic on a street where detached dwelling units 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.
   b. To achieve a density of 1 unit for each 1,800 sq.ft. of lot area, the development must comply with the requirements of paragraph a. above and also must have parking for this use located beneath the buildings to the maximum extent feasible.
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 suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~ If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

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

CHART

Zone A PLA 6J

Section 60.35.a.1)

SPECIAL REGULATIONS

REGULATONS CONTINUED FROM PREVIOUS PAGE

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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

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

USE ⇩ / REGULATIONS ⇨	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		MINIMUMS				MAXIMUMS				
			REQUIRED YARDS								
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process IIB Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupanc load of any area of wor- ship. Se Spec. Reg. #5.
School or Day Care Center	Process IIB Chapter 152	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' ------ If this use can accommodate 13 to 49 or more students or children, then 20' ------ Otherwise, 20'	50' on each side ------ 20' on each side ------ 5', but 2 side yards must equal at least 15'	50' ------ 20' ------ 10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	D	B	See Section 105.25

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

Footnotes

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

CHART

Zone: PLA 6J

Section: 60.35.a.2)

SPECIAL REGULATIONS

1. ~~May not significantly increase traffic on a street where detached dwelling units predominate.~~
2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
3. ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
4. ~~Scale and placement of the structure must be in harmony with the residential setting.~~
5. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. No parking is required for day-care or school ancillary to the use.

1. ~~May not significantly increase traffic on a street where detached dwelling units 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. 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.
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 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
8. May include accessory living facilities for staff persons.
9. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

REGULATIONS CONTINUE ON NEXT PAGE

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

USE ZON

CHART

Zone: PLA 6J

Section: 60.35.a.2)

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

REGULATIONS CONTINUED FROM PREVIOUS PAGE

a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

9. ~~10.~~ The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
10. ~~11.~~ Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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-388-73).

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

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

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

CHART

Zone: PLA 5I

Section: 60.35.a.3)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	1 for each bed	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. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. If 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.
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	A	B	See Section 105.25	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 not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 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.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C See Spc. Reg. #5	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 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	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise,	--	B	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 zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

5585A/83A/p.8/1-07-88/TS:rk

REGULATIONS CONTINUED ON NEXT PAGE

5585A/83A/p.9/1-07-88/TS:rk

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

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

USE ZON

CHART

Zone PLA 6J

Section 60.35.a.3)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
							30'. above average building elevation.			

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.

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

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

USE ZON

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Unit	None	~~5,000 sq. ft.~~ 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	~~50%~~ /0%	If adjoining a low density zone, then 25' above average building elevation.	E	A	2.0 per unit
Detached, Attached or Stacked Dwelling Units	Process II[illegible] Chapter 15[illegible]	~~1,200 sq. ft. with at least~~ 3,600 sq. ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	~~60%~~ 70%	Otherwise, 40' above average building elevation.	D	A	1.7 per unit

REGULATIONS CONTINUED ON NEXT PAGE

·98A/84A/TS:br(p.1)1-7-88

Footnotes

CHART

Zone: PLA 68

Section: 60.35.b.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.~~ ~~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 mut mitigate the impact of that isolation.

~~3.~~ 2. Parking must be located beneath the structure to the maximum extent possible.

~~4.~~ 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

~~5.~~ 4. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

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

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

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

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

~~6.~~ 5 ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

~~7.~~ 6 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUED ON NEXT PAGE

5598A/84A/TS:br(p.3)1-7-88

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

CHART

Zone: PLA 6B

Section: 60.35.b.1)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Office Use	Process IIB Chapter 152	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental, or Veterinary office, then 1 per each 200 sq.ft. of gross floor area -------- Otherwise, 1 per each 300 sq.ft. of gross floor area

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

~~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. Hours of operation may be limited to reduce adverse impacts on nearby residential uses.

~~5.~~ 4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

~~6.~~ 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

~~7.~~ 6. The following regulations apply to veterinary offices 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.

7. 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.

Footnotes [redacted]

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

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

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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

Footnotes

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

CHART

Zone: PLA 6B

Section: 60.35.b.2)

SPECIAL REGULATIONS

1. A veterinary office is not permitted in any development containing dwelling units.
2. ~~The maximum amount of allowable floor area for office use is computed using the following formula:~~
   ~~(The maximum number of dwelling units allowed on the subject property — The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use.~~
3. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
4. 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.
5. Parking must be located beneath the structure to the maximum extent possible.
6. Hours of operation of office uses may be limited to reduce adverse impacts on nearby residential uses.
7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
8. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~
   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

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

REGULATION CONTINUED ON NEXT PAGE

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

CHART

Zone: PLA 6B

Section: 60.35.b.2)

SPECIAL REGULATIONS

REGULATION CONTINUED FROM PREVIOUS PAGE

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

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

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

USE ⇩ / REGULATIONS ⇨	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS. USE ZOI											
		MINIMUMS				MAXIMUMS						
			REQUIRED YARDS									
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIREN PARKI ISI
	REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE									
Church	Process 11B Chapter 152	7,200 sq.ft.	20'	10' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	See Section 305.25 for every 4 people based on maximum occupancy load of any area of worship. See Special Reg. #4.

5598A/84A/TS:np(p.6)1-7-88/np

Footnotes

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

CHART

Zone	Section
PLA 6B	60.35.b.2)

SPECIAL REGULATIONS

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

~~1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
~~2~~1. If development will result in the isolation of a low density use, site and buiding design and landscaping must mitigate the impact of that isolation.
~~3. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~4. Scale and placement of the structure must be in harmony with the residential setting.~~
~~5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
~~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.

5598A/84A/p.9/1-14-88/TS:np

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
School or Day Care Center	Process 118 Chapter 152	7,200 sq ft	If this use can accommodate 50 or more students or children, then-- 50' 50' on each side 50' --- If this use can accommodate 13 to 49 students or children, then-- 20' 20' on each side 20' --- Otherwise-- 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.	D	B	See Section 105.25

REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone: PLA 6B

Section: 60.35.b.3)

SPECIAL REGULATIONS

1. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
3. Parking must be located beneath the structure to the maximum extent possible.
4. ~~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.~~
5. 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.~~
6. Hours of operation may be limited to reduce impacts on nearby residential uses.
7. 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.
8. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
9. May include accessory living facilities for staff persons.
10. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
    a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

REGULATIONS CONTINUED ON NEXT PAGE

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

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

For information of the regulations in this category, see Chapter [redacted]

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

For details regarding required yards, see Chapter 115

[redacted] Footnotes

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

USE ZON CHART

Zone: PLA6B

Section: 60.35.b3)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees).	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'.	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise 30' above average building elevation.	E	B	See Section 105.25
Convalescent Center or Nursing Home	Process I Chapter 145	None	20'	10' on each	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	for each bed

REGULATIONS CONTINUED ON NEXT PAGE

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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.
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.

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. 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

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	See Spec Reg #4 ------ Otherwise, 30' above average building elevation.	C	B	See Section 105.25

CHART

Zone	Section
PLA6B	60.35.b4)

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to 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 exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

Footnotes [redacted]

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

CHART

Zone: PLA 6B

Section: 60.35.b.4)

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, none	None	Will be determined on a case-by case basis				If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise, 30' above average building elevation.	--	B	See Section 105.25

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 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. the height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. the horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

Footnotes

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

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

USE ZON

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

REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone: PLA 6C

Section: 60.35.c.1)

SPECIAL REGULATIONS

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

~~1. Traffic cannot significantly impact any residential neighborhood.~~
~~2. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~3. Scale and placement of the structure must be in harmony with the residential setting.~~
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. No parking is required for day-care or school ancillary to the use.

1. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
   c. The property is served by a collector or arterial street.
2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
3. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.
4. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.
5. An on-site passenger loading area must be provided. ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
6. May include accessory living facilities for staff persons.
7. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

REGULATIONS CONTINUED ON NEXT PAGE

[redacted] Footnotes

For details of the regulations in this category, see Chapter 100.
For information of the regulations in this category, see Chapter [redacted]
For details of what may exceed this height limit, see Chapter 115.
For details regarding required yards, see Chapter 115
For parking and parking areas, see Chapter 05

CHART

Zone: PLA 6C

Section: 60.35.c.1)

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

USE ZON

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

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Footnotes

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

8. 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.
9. Electrical signs shall not be permitted.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
11. ~~8.~~ Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

1. May locate on the subject property only if --
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Hours of operation and maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines by 5'.
5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
7. Electrical signs shall not be permitted. Size of signs may be limited to be compatible 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 may apply to the subject property.
10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

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 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.

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REGULATIONS CONTINUED ON FOLLOWING 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.

CHART

Zone: PLA 6C

Section: 60.35.c.1)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

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

USE ZON

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

Footnotes

CHART

Zone: PLA 6C

Section: 60.35.c.2)

SPECIAL REGULATIONS

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

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

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

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

CHART

Zone: PLA 6D

Section: 60.35.d.1)

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

USE ZOI

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

REGULATIONS CONTINUED ON NEXT PAGE

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

2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
3. Parking must be located beneath the structure to the maximum extent possible.
4. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
5. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

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

USE ZON

CHART

Zone: PLA 6D

Section: 60.35.d.1)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	REGULATIONS CONTINUED FROM PREVIOUS PAGE									
Office Use	Process II8 Chapter 152	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area. ------- Otherwise, 1 per each 300 sq.ft. of gross floor area.

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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 may be limited to reduce adverse impacts on nearby residential uses.

~~5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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

7. The following regulations apply to veterinary offices 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.

7. 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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Footnotes

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

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

USE ZON

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

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Footnotes

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

CHART

Zone: PLA 6Q

Section: 60.35.d.2)

SPECIAL REGULATIONS

1. A veterinary office is not permitted in any development containing dwelling units.
2. ~~The maximum amount of allowable floor area for office use is computed using the following formula:~~
   ~~(The maximum number of dwelling units allowed on the subject property - The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use.~~
3. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
4. 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.
5. Parking must be located beneath the structure to the maximum extent possible.
6. Hours of operation of office use may be limited to reduce adverse impacts on nearby residential uses.
7. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
8. ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~
   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

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

Zone: PLA 60

Section: 60.35.d.2)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process IIB Chapter 152	7,200 sq ft	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.
School or Day Care Center	Process IIB Chapter 152	7,200 sq ft	If this use can accommodate 50 or more students or children, then-- 50'	50' on each side	50'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	D	B	See Section 105.25
			If this use can accommodate 13 to 49 students or children, then-- 20'	20' on each side	20'					
			Otherwise-- 20'	5', but 2 side yards must equal at least 15'	10'					

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

CHART

Zone: PLA 60

Section: 60.35.d.3)

SPECIAL REGULATIONS

1. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
3. ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
4. ~~Scale and placement of the structure must be in harmony with the residential setting.~~
5. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
7. No parking is required for day-care or school ancillary to the use.

1. ~~May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.~~
2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
3. ~~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.~~
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 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
8. May include accessory living facilities for staff persons.

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

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

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Footnotes

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

USE ZON

CHART

Zone PLA 6D

Section 60.35.d.3)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

~~97.~~ ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

~~108~~. 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).

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

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

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

USE ZON

CHART

Zone PLA 80

Section 60.35.d.3)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process I Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	1 for each bed	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. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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5606A/84A/p.13/TS:cw/1-8-88

Footnotes [redacted]

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

USE ZON CHART

Zone: PLA 6D

Section: 60.35.d.4)

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

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation.	A	B	See Section 60.05.25	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 to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation.	C See Spec. Reg. 74	B	See Section 60.05.25	~~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 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.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. 42	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150 --- Otherwise, None	None	Will be determined on a case-by case basis				If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation	--	B	See Section 60.05.25	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 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	~~50%~~ 60%	25' above average building elevation	E	A	2.0 per Unit
Attached Dwelling Unit	Process IIB Chapter 152	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	~~50%~~ 60%	25' above average building elevation	D	A	.7 per Unit
Church	Process IIB Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.

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CHART

Zone: PLA 68

Section: 60.35.e.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. 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.~~ 2. Parking must be located beneath the structure to the maximum extent possible.

~~4.~~ 3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

~~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. Noise cannot exceed that normally associated with a residential neighborhood.~~

~~4. Scale and placement of the structure must be in harmony with the residential setting.~~

~~5.~~ 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

~~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.

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Footnotes

[redacted] or other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
[redacted] 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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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZON

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

REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone — PLA 68

Section — 60.35.e.2)

SPECIAL REGULATIONS

~~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.

~~4~~2. May locate on the subject property only if--
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be detrimental to the character of the neighborhood in which it is located.

~~5~~3. 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.~~

6. Hours of operation may be limited to reduce impacts on nearby residential uses.

7. 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.

8. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

9. May include accessory living facilities for staff persons.

~~10. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

~~11~~. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

1. May locate on the subject property only if --
a. It will serve the immediate neighborhood in which it is located; or
b. It will not be detrimental to the character of the neighborhood in which it is located.

2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.

3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.

4. Structured play areas must be setback from all property lines by 5 feet.

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

CHART

Zone: PLAGE

Section: 60.35.e2)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

REGULATIONS CONTINUED ON NEXT PAGE

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	REGULATIONS CONTINUED FROM PREVIOUS PAGE									
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq.ft.	20'	10' on each	10'	70%	25' above average building elevation.	C	B	for each bed
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spec. Reg. #4	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None

REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone: PLAGE

Section: 60.35.e2)

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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.
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 horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

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

USE ZON

CHART

Zone PLA 68

Section 60.35.e.2)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	REGULATIONS CONTINUED FROM PERVIOUS PAGE									
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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

[redacted] Footnotes

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

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

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

CHART

Zone — PLA 6F

Section — 60.35.f.1)

SPECIAL REGULATIONS

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

~~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~~2. Parking must be located beneath the structure to the maximum extent possible.

~~4~~3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.

~~5. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

4. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

5. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

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

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

REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

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

USE ZON

CHART

Zone: PLA 6B

Section: 60.35.f.1)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church	Process 1[illegible] Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	See ~~Section 105.25-~~ 1 for every 4 people based upon maximum occupancy load of any area of worshi See Spec. Reg. #4	

~~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. Noise cannot exceed that normally associated with a residential neighborhood.~~

~~4. Scale and placement of the structure must be in harmony with the residential setting.~~

~~5~~2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:

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

b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

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

~~6~~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.

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

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

[redacted] Footnotes

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

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

USE ZON

CHART

Zone: PLA 6F

Section: 60.35.£.2

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School or Day Care Center	Process III Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	
			If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	20'						
			Otherwise, 20'	5', but 2 side yards must equal at least 15'	10'						
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, then 25' above average elevation. Otherwise, 30' above average elevation	E	B	See Section 105.25	

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REGULATIONS CONTINUED ON NEXT PAGE

SPECIAL REGULATIONS

~~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~~2. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.

~~4~~3. 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~~4. Hours of operation may be limited to reduce impacts on nearby residential uses.

~~6~~5. 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~~6. An on-site passenger loading area must be provided. ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading times, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

~~8~~7. May include accessory living facilities for staff persons.

~~9~~8. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ --If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

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

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

10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.

11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

1. May locate on the subject property only if --
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines by 5'.
5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.

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Footnotes

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

CHART

Zone: PLA 6F

Section: 60.35.E.2)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS — REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Convalescent Center or Nursing Home	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	C	B	1 for each bed
Public Utility	None	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, 30' above average building elevation.	See Spc Reg #4	B	See Section 105.25

5616A/84A/p.7/1-14-88/TS:rk:np

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

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.

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 not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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.8/1-14-88/TS:rk:np

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

Footnotes

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

USE ZON CHART

Zone: FLA 68

Section: 60.35.f.3)

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

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Transit Shelter	~~Process I~~ ~~Chapter 145~~ 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	None	Will be determined on a case-by case basis				If adjoining a low density zone, then 25' above average building elevation. --- Otherwise, 30' above average building elevation	--	B	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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5616A/84A/p.10/1-7-88/TS:rk

Footnotes

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

USE / REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON								
		MINIMUMS					MAXIMUMS			
			REQUIRED YARDS							
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Detached Dwelling Unit	None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	A	2.0 per Unit
Attached Dwelling Units	Process [illegible] Chapter 15[illegible]	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	D	A	1.7 per Unit
School or Day Care Center	None	None	30' See Special Regulation #8	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, None	D	B	See Section 105.25

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

Footnotes [redacted]

CHART

Zone: PLA 6G

Section: 60.35.g.1)

SPECIAL REGULATIONS

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

~~1. May be permitted only if this use will not significantly increase traffic on any street where detached dwelling units predominate.~~

2. Parking must be located beneath the structure to the maximum extent possible.
3. Vehicular access for this use must be from the west.
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 60 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along the side and rear property lines is required.
2. Hours of operation may be limited to reduce impacts on nearby residential uses.
3. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.
4. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

REGULATIONS CONTINUED ON FOLLOWING PAGE

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		MINIMUMS				MAXIMUMS				
				REQUIRED YARDS								
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)		None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none.	E	B	See Section 105.25
Convalescent Center or Nursing Home		Process IIA Chapter 150	None	30' See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation.	C	B	1 for each bed

REGULATIONS CONTINUED ON FOLLOWING PAGE

Footnotes

CHART

Zone: PLA 6G

Section: 60.35.g.1)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

9. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
10. These uses are subject to the requirement established by the Department of Social and Health Services (WAC-388-73).
11. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.

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

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

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

REGULATIONS CONTINUED ON FOLLOWING PAGE

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

CHART

Zone: PLA 6G

Section: 60.35.g.1)

USE	REGULATIONS: REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.											
REGULATIONS CONTINUED FROM PREVIOUS PAGE											REGULATIONS CONTINUED FROM PREVIOUS PAGE
						------ Otherwise, none.					2. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate. 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.

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

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

Footnotes

[redacted] or other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
[redacted] 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

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

USE ZON

CHART

Zone: PLA 6G

Section: 60.35.g 2)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
~~Manufacturing of Electrical Equipment~~ ~~Manufacturing of Scientific or Photographic Equipment~~ ~~Packaging of Prepared Materials~~ Manufacturing See Spec. Reg. #1										
Warehouse or Storage Services Industrial Laundry Facility Wholesale Printing and Publishing Retail Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services	Process IIB Chapter 152	None	30' Each ~~of these yards of a structure must be increased 1' for each 1' the structure exceeds 30 above average building elevation.~~ See Special Regulation #8.	0'	0'	90%	f adjoining a low density zone, then 25' above average building elevation. ------ . Otherwise, none	A	C	1 per each 1,000 sq. ft. of gross floor area

REGULATIONS CONTINUED ON NEXT PAGE

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

SPECIAL REGULATIONS

1. The following manufacturing uses are permitted:
   a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, 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;
   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, fabrication and handling of products, and research and technological processes.

~~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 uses.~~

3. Hours of operation may be limited to reduce impact on residential areas.

4. Outdoor storage and fabrication is not permitted.

5. May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area.

6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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.

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

8. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

REGULATIONS CONTINUED ON NEXT PAGE

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

Footnotes

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

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

USE ZON CHART

Zone: PLA 6G

Section: 60.35.g.2)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Retail establishment providing storage services. See Special Regulation #2	Process IIA Chapter 150	None	30' See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise, none	A	E	See Section 105.25	1, 2, 3, 4, 5

SPECIAL REGULATIONS

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 parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. 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.15/11-17-88/TS:br

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

[redacted] Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Manufacturing of Food Products											
Manufacturing of Textile or Leather Products from Pre-prepared Material											
Manufacturing of Wood Products from Pre-prepared Material											
Manufacturing of Paper Products from Pre-prepared Material	Process in Chapter 152	None	30' Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30' above average building elevation.	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, None	A	C	1 per each 1,000 sq. ft. of gross floor area	
Manufacturing of Plastic Products from Pre-prepared Material											
Manufacturing of Fabricated Metal Products See Special Regulation #6											
Manufacturing of Drugs											
Manufacturing by cold mix process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or Other Toilet Preparations											

1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
2. The site must be designed to reduce impacts on any adjoining residential uses.
3. Hours of operation may be limited to reduce impact on residential areas.
4. Outdoor storage and fabrication is not permitted.
5. May include, as part of this use, accessory wholesale or retail trade utilizing not more than 20% of the gross floor area.
6. Metal products manufacture may not include manufacture of major structural steel forms, boiler making or similar activities.
7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled 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.

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	30' Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30' above average building elevation.	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None				80%		C See Spc Reg #4	B	See Section 105.25
Public Tranist Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------ Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building . elevation. ------ Otherwise, none	--	B	See Section 105.25

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

CHART

Zone: PLA 6C

Section: 60.35.g.4)

SPECIAL REGULATIONS

1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
2. ~~The site must be designed to reduce impacts on any adjoining residential uses.~~
3. ~~Any building's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

1. The design of the park must serve the needs of the area in which it is located.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 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.

5626A/84A/p.14/1-11-88/TS:rk

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

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

USE ZONING CHART

Zone: PLA 6M

Section: 60.35.h.1)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Manufacturing of Food Products											
Manufacturing of Textile or Leather Products from Pre-prepared Material											
Manufacturing of Wood Products from Pre-prepared Material											
Manufacturing of Paper Products from Pre-prepared Material	Process [1] Chapter 150	None	30' Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30' above average building elevation;	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation; ------ Otherwise, None	A	C	1 per each 1,000 sq. ft. of gross floor area	
Manufacturing of Plastic Products from Pre-prepared Material											
Manufacturing of Fabricated Metal Products See Special Regulation #6											
Manufacturing of Drugs											
Manufacturing by cold mix process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or Other Toilet Preparations											

1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate;
2. The site must be designed to reduce impacts on any adjoining residential uses;
3. Hours of operation may be limited to reduce impact on residential areas;
4. Outdoor storage and fabrication is not permitted;
5. May include, as part of this use, accessory wholesale or retail trade utilizing not more than 20% of the gross floor area;
6. Metal products manufacture may not include manufacture of major structural steel forms, boiler making or similar activities;
7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled 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;

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5626A/84A/p.3/11-12-87

Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
~~Manufacturing of Electrical Equipment~~										
~~Manufacturing of Scientific or Photographic Equipment~~										
~~Packaging of Prepared Materials~~										
Manufacturing See Spec. Reg. #1										
Warehouse or Storage Services	Process 11A Chapter 150	None	30' ~~Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30 above average building elevation.~~ See Special Regulation #8.	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. ------ . Otherwise, none	A	C	1 per each 1,000 sq. ft. of gross floor area
Industrial Laundry Facility										
Wholesale Printing and Publishing										
Retail Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services										

REGULATIONS CONTINUED ON NEXT PAGE

CHART

Zone: PLA 6H

Section: 60.35.h.2)

SPECIAL REGULATIONS

1. The following manufacturing uses are permitted:
   a. Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, 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;
   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, fabrication and handling of products, and research and technological processes.
2. ~~2.~~ 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.
3. ~~The site must be designed to reduce impacts on any adjoining residential uses.~~
4. Hours of operation may be limited to reduce impact on residential areas.
5. Outdoor storage and fabrication is not permitted.
6. May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area.
7. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. 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

[redacted] Footnotes

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

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

USE ZON CHART

Zone: PLA 6H

Section: 60.35.h.2)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Retail establishment providing storage services. See Special Regulation #2	Process IIA Chapter 150	None	30' See Special Regulation #5	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------- Otherwise, none	A	E	See Section 105.25

SPECIAL REGULATIONS

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 parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

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

Footnotes

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

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

USE ZON

CHART

Zone PLA 6H | Section 60.35.h.2)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP...	SPECIAL REGULATIONS
School or Day Care Center	None	None	30' See Special Regulation #8	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, None	D	B.	See Section 105.25	

1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along the side and rear property lines is required.
2. Hours of operation may be limited to reduce impacts on nearby residential uses.
3. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.
4. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

REGULATIONS CONTINUED ON FOLLOWING PAGE

Footnotes

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

CHART

Zone: PLA 6 H

Section: 60.35.h.2)

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.	USE ZON									
			MINIMUMS					MAXIMUMS				
				REQUIRED YARDS								
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)		None	None	30' See Special Regulation #10	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none.	E	B	See Section 105.25
Convalescent Center or Nursing Home		Process IIA Chapter 150	None	30' See Special Regulation #4	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation.	C	B	1 for each bed

REGULATIONS CONTINUED ON FOLLOWING PAGE

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

9. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 150, if:
   a. It will not block local or territorial views designated in the Comprehensive Plan; and
   b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
10. These uses are subject to the requirement established by the Department of Social and Health Services (WAC-388-73).
11. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.

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

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

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

REGULATIONS CONTINUED ON FOLLOWING PAGE

Footnotes

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

USE ⇩ REGULATIONS ⇩

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

USE ZON

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

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

CHART

Zone: PLA 6 H

Section: 60.35.h.2)

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

2. Vehicular access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
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.

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

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

[redacted] 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

Footnotes [redacted]

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Public Utility	Process IIA Chapter 150	None	30' Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30' above average building elevation.	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None				80%		C See Spc Reg #4	B	See Section 105.25
Public Tranist Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 --------- Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ------ Otherwise, none	--	B	See Section 105.25

Footnotes

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

CHART

Zone: PLA 644

Section: 60.35.h.3)

SPECIAL REGULATIONS

1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate.
2. ~~The site must be designed to reduce impacts on any adjoining residential uses.~~
3. ~~Any building's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 20 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   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 furtner details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

1. The design of the park must serve the needs of the area in which it is located.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 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 furtner details.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

CHART

Zone: PLA 6E

Section: 60.35.i.1)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Units	None	~~5,000 sq.ft.~~ 3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	~~50%~~ 60%	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. 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 11B Chapter 152	~~7,200 sq.ft. with at least~~ 2,400 sq.ft. per unit. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	D	A	1.7 per Unit	1. May not develop at a density higher than 1 dwelling unit for each 3,600 square foot of lot area unless parking for this use is located beneath the building to the maximum extent feasible. 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 suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~ If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area. 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. 45. 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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REGULATIONS CONTINUED ON NEXT PAGE

5628A/84A/TS:ck/p.1/1-8-88

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

USE ZON

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
	REGULATIONS CONTINUED FROM PREVIOUS PAGE									
Church	Process IIB Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	See Section 105.25 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Regulation #1
School or Day Care Center	Process IIB Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	70%	30' above average building elevation.	D	B	See Section 105.25
			If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	10'					
			Otherwise, 20'	5', but 2 side yards must equal at least 15'	10'					

5628A/84A/TS:br/p.2/1-8-88

Footnotes

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

CHART

Zone: PLA 6E

Section: 60.35. i.1)

SPECIAL REGULATIONS

1. No parking is required for day-care or school ancillary to the use.
~~1. Traffic cannot significantly impact any residential neighborhood.~~
~~2. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~3. Scale and placement of the structure must be in harmony with the residential setting.~~
42. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.

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

5628A/84A/TS:cw/p.5/1-8-88

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

USE ZON

CHART

Zone: PLA6K

Section: 60.35.11)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MINIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Mini-school or mini-day-care (7-12 attendees)	None	3,600 sq. ft.	20'	5' but 2 sideyards must equal at least 15'	10'	60%	30' above average building elevation	E	B	See Section 105.25
Day-care home (6 or less attendees)										
Convalescent Center or Nursing Home	Process I Chapter 145	None	20'	10' on each side	10'		30' above average building elevation.	C	B	1 for each bed

REGULATIONS CONTINUED ON NEXT PAGE

5628A/84A/TS:dc/p.3/1-21-88

SPECIAL REGULATIONS

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. May include accessory living facilities for staff persons.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
10. If any portion of a structure is adjoining a low density zone, then either:
    a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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:dc/p.6/1-21-88

Footnotes

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

USE ZONE CHART

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

Zone: PLA 6K

Section: 60.35.i.2)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING Sp.
Public Utility	Process IIA Chapter 15	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25
Government Facility	Process IIA Chapter 15	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #3	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 15 ------- Otherwise, None	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25

5628A/84A/TS:br/p.7/1-18-88

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. For a Government facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
4. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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

1. The design of the park must serve the needs of the area in which it is located.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

5628A/84A/1-18-88/TS:cw/p.7

Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Detached Dwelling Unit	None	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	~~60%~~ 60%	25' above average building elevation	E See also Soc. Reg. #2	A	2.0 per Unit
Stacked Dwelling Unit	Process IIB Chapter 152	5,000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	~~50%~~ 60%	25' above average building elevation	D See also Soc. Reg. #3	A	.7 per Unit
~~Detached,~~ Attached, or Stacked Dwelling Units	Process IIB Chapter 152	2 acres with at least 3,600 sq.ft. per unit.	20'	5', but 2 side yards must equal at least 15' See also Special Regulation #1	10'	60%	25' above average building elevation.	D See also Soc. Reg. #2	A	1.7 per Unit

REGULATIONS CONTINUED ON NEXT PAGE

5632A/84A/p.1/TS:br/1-20-88

CHART

Zone: PLA 6H

Section: 60.35.j.1)

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.

1. Parking must be located beneath the building to the maximum extent feasible.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. 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 subject 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 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

REGULATION CONTINUED ON NEXT PAGE

5632A/84A/TS:br/p.b/1-20-88

[redacted] Footnotes

For other information about parking and parking areas, see Chapter 105.
[redacted] or 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

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
REGULATIONS CONTINUED FROM PREVIOUS PAGE										
Church	Process IIB Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	8	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship See Spec. Reg. #1.

5632A/84A/p.2/1-20-88/TS:br:np

Footnotes

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

CHART

Zone: PLA 6B

Section: 60.35.j.1)

SPECIAL REGULATIONS

REGULATION CONTINUED FROM PREVIOUS PAGE

5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

~~1. Traffic cannot significantly impact any residential neighborhood.~~
~~2. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~3. Scale and placement of the structure must be in harmony with the residential setting.~~
1. No parking is required for day-care or school ancillary to the use.
~~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 further details.

5632A/84A/p.7/1-20-88/TS:br:np

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA...
School or Day Care Center	Process II[8] Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side --- If this use can accommodate 13 to 49 students or children, then 20' on each side --- Otherwise, 5', but 2 side yards must equal at least 15'	50' --- 20' --- 20'	50' --- 10' --- 10'	70%	25' above average building elevation.	D	B	See Section 105.25
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees.	None	3,600 sq. ft.	20'	5, but 2 sideyards must equal at least 15'	10'	60%	25' above average building elevation.	E	B	See Section 105.25

5632A/84A/p.3/1-20-88/TS:cw

CHART

Zone: PLA 6H

Section: 60.35.j.2)

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 fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.
5. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading times, 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 Code may apply to the subject property.~~
   The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
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.

1. May locate on the subject property only if --
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines by 5 feet.
5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
7. May include accessory living facilities for staff persons.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

5632A/84A/TS:br/p.8/1-20-88 REGULATIONS CONTINUED ON NEXT PAGE

Footnote [redacted]

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

CHART

Zone: PLA 6H

Section: 60.35.j.2

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

10. If any portion of a structure is adjoining a low density zone, then either:
    a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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

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

USE ZON CHART

Zone 1 PLAGh

Section 60.35.j2)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	25' above average building elevation.	C	B	1 for each bed

SPECIAL REGULATIONS

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

5632A/84A/TS:br/p.10/1-21-88

5632A/84A/p.4/TS:br/1-20-88

Footnotes

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

CHART

Zone: PLA 6H

Section: 60.35.j.2

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	See Spec. Reg. #4	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, None	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to limit effective service to the area or the City as a whole.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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

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

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

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

USE ZON

Footnotes

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

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

USE ZON

CHART

Zone: PLA 6I

Section: 60.35.k.1)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Units	None	~~5,000 sq.ft.~~ 3,600 sq.ft	10'	5', but 2 side yards must equal at least 15'	10'	~~50%~~ 60%	30' above average building elevation.	E	A	2.0 per Unit	1, 2, 3, 4
Detached, Attached or Stacked Dwelling Units	Process II[illegible] Chapter 15[illegible]	~~7,200 sq.ft with at least~~ 2,400 sq.ft. per unit. See also Specia Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	D	A	1.7 per Unit	1, 2, 3, 4, 5, 6

REGULATIONS CONTINUED ON NEXT PAGE

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.

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 contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

   If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
   a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
   b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

   The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
4. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 ft.for each 1 ft. that structure exceeds 25 ft. above average building elevation.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

5633A/84A/p.1/1-14-88/TS:b[illegible]:np

5633A/84A/p.2/1-14-88/TS:np

Footnotes

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

CHART

Zone: PLA 6I

Section: 60.35.k.1)

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Church	Process IIB Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #2.
School or Day Care Center	Process IIB Chapter 152	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	70%	30' above average building elevation.	D	B	See Section 105.25
			If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	10'					
			Otherwise, 20', but 2 side yards must equal at least 15'		10'					

SPECIAL REGULATIONS

~~1. Traffic cannot significantly impact any residential neighborhood.~~
~~2. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~3. Scale and placement of the structure must be in harmony with the residential setting.~~
41. 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.
2. No parking is required for day-care or school ancillary to the use.
~~53~~. 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.

1. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. Structured play areas must be set back from all property lines as follows:
   a. 20 feet if this use can accommodate 50 or more students or children.
   b. 10 feet if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5 feet.
5. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
6. May include accessory living facilities for staff persons.
7. 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. 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).
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 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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5633A/84A/p.6/1-21-88/TS:br:dc

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 of less attendees)	None	3,600 sq.ft.	20'	5', but 2 side yards must equal at least 15	10'	60%	30' above average building elevation	E	B	See Section 105.25
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation	C	B	1 for each bed

5633A/84A/p.3/ -21-88/TS:dc

CHART

Zone	Section
PLA6I	60.35.K1)

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 fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines by 5 feet.
5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
7. May include accessory living facilities for staff persons.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
10. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
11. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
12. If any portion of a structure is adjoining a low density zone, then either:
    a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

1. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
2. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5633A/84A/p.4/1-21-88/TS:br:dc

Footnotes [redacted]

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

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

USE ZONE CHART

Zone: PLA 6I

Section: 60.35.k.2)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	1, 2, 3, 4, 5, 6
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #5	B	See Section 105.25	1, 2, 3, 4, 5, 6
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	1, 2
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, None	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25	1, 2, 3, 4

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
6. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

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. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

Footnotes

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

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

USE ZON

CHART

Zone: PLA 9

Section: 60.50.b

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Attached Dwelling Units.	Process III Chapter 155	5000 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	0'	50%	25' above average building elevation	E	A	1.7 per unit.

SPECIAL REGULATIONS

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 6b.~~8b.~~
3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation 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 topsoil 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 west of 111th Avenue N.E. 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 sub- mitted with the development permit application.
7. Resolution No. 2474 affects development of this use in this Zone until November 8, 1989. Refer to that Resolution.

17068/86A/p.4/12-21-87/TS:rk

Footnotes

[redacted] 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 Chapt[redacted]
—For details of what may exceed this height limit, see Chapter 115.
—For details regarding required yards, see Chapter 115.

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Office Use. See Special Regulations #1 and #2	Process IIB Chapter 152	Must be part of a development that encompasses the entire zone. See Special Regulation #1 for the maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation.	C	D	1 per each 300 sq.ft. of gross floor area of office use.

Footnotes

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

CHART

Zone: PLA 9

Section: 60.50.c

SPECIAL REGULATIONS

1. This use must be part of a primarily residential development that encompasses the entire zone. The maximum amount of allowable floor area for office use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property - the number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use. In addition, the gross floor area of office use may not exceed 25% of the gross floor area of residential use.
2. May not include offices providing veterinary, medical, dental or other health related service.
3. The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.
4. The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.
5. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.
6. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.
7. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
8. Hours of operation may be limited to reduce impact on residential areas.
9. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
10. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
    a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

    See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. 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.

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

USE ZON

USE ⇩ / ⇨ REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MINIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Recreation establishments providing one or more of the following activities: 1. golf. 2. swimming. 3. tennis or other racquet sports. 4. handball. 5. jogging or other exercise. 6. field sports. 7. health club or spa facilities.	Process III Chapter 152	7,200 sq.ft.	20'	10' on each side	10'	60%	25' above average building elevation.	B	D	See Section 105.25

Footnotes

CHART

Zone: PLA 9

Section: 60.50.d

SPECIAL REGULATIONS

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 areas.
5. 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.
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's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
10. 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 feasible.
    b. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local Access only.

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[redacted] or other information about parking and parking areas, see Chapter 105.
[redacted] For details of the regulations in this category, see Chapter 100.
[redacted] 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.

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

USE ZON

CHART

Zone: PLA9

Section: 60.50.c

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process II A Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See spec. Reg. #9

SPECIAL REGULATIONS

1. The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.
2. The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.
3. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.
4. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.
5. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
6. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
7. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in CHapter 115 entitled Distance Between Structures Regarding Maximum Horizontal facade Regulations for further details.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. No parking is required for day-care or school ancillary to the use.

9434C/308A/p.1/01-25-88/TS:cw

9434C/308A/p.2/01-25-88/TS:cw

Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
School or Day Care Center	~~Process IIB~~ Chapter 152. Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side --- If this use can accommodate 13 to 49 students or children, then 20' on each side --- Otherwise, 5', but 2 side yards must equal at least 15'	50' 10' 10'	70%	25' above average building elevation.	D	B	See Section 105.25

1706B/86A/p.9/12-21-87/TS:cw

CHART

Zone: PLA 9

Section: 60.50.e

SPECIAL REGULATIONS

1. The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.
2. The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.
3. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.
4. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.
5. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
6. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
7. 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.
8. 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.~~
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:
    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.
11. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
12. May include accessory living facilities for staff persons.
13. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
    a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
    b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

1706B/86A/p.10/12-21-87/TS:cw

[redacted] 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 [redacted]
For details of what may exceed this height limit, see Chapter 115.
For details regarding [redacted]

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

USE ZON CHART

Zone PLA9

Section 60.50.e

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Mini-school or mini-day-care (7-12 attendees) Day-Care Home (6 or less attendees)	Process IIA Chapter 150 ------- None	5,000 sq.ft	20'	5' but 2 side yards must equal at least 15'	0'	60%	25' above average building elevation	E	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 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 wih 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:
    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.
13. Resolution No. 2474 affects development of this use in this Zone until November 8, 1989. Refer to that Resolution.

1706B/86A/p.11/01-08-88/TS:cw:np

1706B/86A/p.12/1-25-88/TS:br

Footnotes

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq.ft.	20'	10' on each side	10'	40%	25' above average building elevation.	C	B	1 for each bed

CHART

Zone: PLA9

Section: 60.50.e

SPECIAL REGULATIONS

1. The area of the former gravel pit must be recontoured to a usable natural appearing topography. This area must be covered with topsoil and revegetated, using native plant materials wherever feasible.
2. The site must be designed to minimize noise impacts from this use. A certificate to this effect, signed by an Acoustical Engineer must be submitted with the development permit application.
3. N.E. 106th Street must be rerouted to provide for through traffic. 108th Avenue N.E. and N.E. 108th Street west of 111th Avenue N.E. must be signed for local access only.
4. Access to this use must, to the maximum extent possible, be coordinated with a centralized circulation system that will serve the entire zone.
5. Structures must be clustered to the maximum extent possible with open space provided adjacent to any abutting public park, low density zone, or environmentally sensitive area.
6. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
7. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

Footnotes [redacted]

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

CHART

Zone: PLA 9

Section: 60.50.f

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spc. Reg. #5	B	See Section 105.25
Public Transit Shelter	~~Process I Chapter 140~~ None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, None	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25

SPECIAL REGULATIONS

Government Facility

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
2. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

Public Transit Shelter

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

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

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

1706B/86A/p.14/12-21-87/TS:cw

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

USE ZON

MINIMUMS / MAXIMUMS

Footnotes

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

USE ZONE CHART

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

Zone PLA 15A | Section 60.80.a2)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS — REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Attached or Stacked Dwelling Units	Process IIB Chapter 152	7,200 sq. ft. with at least 3,600 sq. ft. per unit	30' See also Spc. Reg. #3	The greater of— a. 15' or b. 1½ times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth	30%	30' above average building elevation. See also Spec. Reg. #5	D	A	2.0 per Unit	1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if— a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by special regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. ~~6. Must mitigate traffic impacts of the development.~~ 6 ~~7.~~ The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 7 ~~8.~~ Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 8 ~~9.~~ An applicant may propose a development containing residential uses and moorage facilities using this use listing only if the use of the moorage facilities is limited to the residents of the subject property. 9 ~~10.~~ See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

4563B/97A/p.4

OCTOBER, 1984 (Ordinance 2834)

~~4563/97A/p.3~~

Footnotes

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

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

USE ZONE CHART

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CA	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Access Pier or Boardwalk	Process IIB Chapter 152	None	Waterward of the --	10'	High 10'	Waterline ----	---	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	--	See Spc. Reg. #7	See Section 105.25	1. No accessory uses, buildings, or activities are permitted as part of this use. 2. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use. 3. May not treat a structure with creosote, oil base or toxic substances. 4. Must provide at least one covered and secured waste receptacle. 5. All utility lines must be below the pier deck and, where feasible, underground. 6. Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 7. Structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. 8. North and south property line yards may be decreased for over-water public use facilities which connect with waterfront public access or adjacent property. 9. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Moorage Facility for 1 or 2 boats	None	None	Waterward of the --	10'	High 10'	Waterline ----	80%	Pier decks may not be more than 24' above mean sea level. Diving boards and similar features may not be more than 3' above the deck.	--	See Spc. Reg. ~~#9~~ #8	1 per each 2 slips. ~~See also Special Regulation #13~~ Otherwise none if the moorage facility is reserved for the exclusive use of an adjoining residential development	~~1. This use shall not be developed in conjunction with detached, attached or stacked dwelling units unless the moorages are limited for use only by residents of dwelling units on the subject property.~~ 1. ~~2.~~ No accessory uses, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this zone. 2. ~~3.~~ Moorage structures may not extend waterward beyond a point 150' from the high waterline. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8' in width. 3. ~~4.~~ If the moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to ~~proposing~~ submittal of a Building Permit for this use. 4. ~~5.~~ May not treat moorage structure with creosote, oil base or toxic substances. 5. ~~6.~~ Must provide at least one covered and secured waste receptacle. 6. ~~7.~~ All utility lines must be below the pier deck and, where feasible, underground. 7. ~~8.~~ Piers must be adequately lit; the source of the light must not be visible from neighboring properties. 8. ~~9.~~ Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high, and visible from the Lake. 9. ~~10.~~ Covered moorage is not permitted. 10. ~~11.~~ Aircraft moorage is not permitted. 11. ~~12.~~ 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. ~~13. This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.~~

In addition, no moorage structure may be within--
a. 25' of a public park;
or
b. 25' of another moorage structure not on the subject property.

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

Zone: PLA 15A

Section: 60.80.a.3)

0904C/308A/p.3/11-30-87/TS:rk
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Page 225C

Footnotes

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

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

USE ZONE CHART

Zone: PLA 15A | Section: 60.80.a.4)

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
General Moorage Facility	Process IIB Chapter 152	None, but must have at least 100' of frontage on Lake Washington	Landward of the High Waterline: 30' See also Spc. Reg. #4 #3	Landward of the High Waterline: The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	Landward of the High Waterline: 10'	Landward of the High Waterline: for moorage structure, 0 ---- For other structures, the greater of-- a. 15' or b. 15% of the average parcel depth.	80%	Landward of the High Waterline, 30' above average building elevation. See also Spec. Reg. ~~#6~~ #5 ---- Waterward of the High Waterline, Dock and Pier decks may not be more than 24' above mean sea level.	B	B See also Spc. Reg. ~~#17~~ #15	1 per each 2 slips. See also Spec. Reg. #22 ------ Otherwise None if the moorage facility is reserved for the exclusive use of an adjoining residential development	~~1. This use shall not be developed in conjunction with detached, attached or stacked dwelling units unless the moorages are limited for use only by residents of dwelling units on the subject property.~~ 21. Except as permitted by Special Regulation #18, no structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding public access piers see the specific listing in this zone. 32. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. 43. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 64. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 65. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; ~~5;~~ or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. ~~7. Must mitigate traffic impacts of the development.~~ 86. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. 97. The City will determine the maximum allowable number of moorages based on the following factors: a. The ability of the land landward of the high waterline to accommodate the necessary support facilities. b. The potential for traffic congestion. ~~c. The number of moorages available for residents of the subject property shall not exceed the number of dwelling units on the subject property.~~ 108. Moorage structures may not be larger than is necessary to provide safe and reasonable moorage for the boats moored. The City will specifically review the size and configuration of moorage structures to insure that-- REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE
			Waterward of the High Waterline: --	Waterward of the High Waterline: 10'	Waterward of the High Waterline: 10'	Waterward of the High Waterline: --						

No moorage structure may be--
a. Within 100' of a public park or
b. Closer to a public park than a line that starts where the high waterline of the park intersects with the side property line of the park closest to the moorage structure at a 45% angle from that side property line. This setback applies whether or not the subject property abuts the park, but does not extend beyond any intervening over-water structure; or

(See next page for the rest of the Required Yard Regulations)

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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Page 1

Footnotes

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

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USE ZONE CHART

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

Zone: PLA 15A

Section: 60.80.a.5)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: NORTH PROPERTY LINE	REQUIRED YARDS: SOUTH PROPERTY LINE	REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SITE CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	REGULATIONS FOR THIS USE CONTINUED FROM THE PREVIOUS PAGE											
General Moorage Facility	Process III Chapter 162	None, but must have at least 100' of frontage on Lake Washington	c. Closer to a lot containing a detached dwelling unit than a line that starts where the high water line of the lot intersects the side property line of the lot closest to the moorage structure and runs waterward toward the moorage structure at a 300 angle from that side property line. This setback applies whether or not the subject property abuts the lot, but does not extend beyond any intervening over-water structure; d. Within 25' of another moorage structure not on the subject property. The minimum dimension of any yard other than those listed, is 5'. (see previous page for the rest of this column)				80%	Landward of the High Waterline, 35' above average building elevation. See also Spec. Reg. #6 --- Waterward of the High Waterline, Deck and Pier decks may not be more than 25' above mean sea level.	B	B See also Spec. Reg. #1		a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the outer harbor line; and b. The moorage structures are not larger than is necessary to moor the specified number of boats; and c. The moorage structures will not interfere with the public use and enjoyment of the water or create a hazard to navigation, and d. The moorage structures will not adversely affect nearby uses; and e. The moorage structures will not have a significant long term adverse effect on aquatic habitats. 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 ~~proposing~~ submittal of a Building Permit for this use. 10. May not treat moorage structure with creosote, oil base or toxic substance. 11. Must provide covered and and secured waste receptacles on all piers. 12. All utility and service lines must be below the pier deck and, where feasible, underground. 13. Must provide public restrooms unless moorage only available for residents of dwelling units on the subject property. 14. Piers must be adequately lit. The source of the light must not be visible from neighboring properties. 15. Moorage structures must display the street address of the subject property. The address must be oriented to the Lake with letters and numbers at least 4" high. 16. Covered moorage is not permitted. 17. Aircraft moorage is not permitted. 18. The following accessory components are allowed if approved through Process III, Chapter 155: a. Boat and motor sales leasing. b. Boat and motor repair and service if-- 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building. c. Boat launching ramp if-- 1) It is not for the use of the general public; and 2) Is paved with concrete; and 3) There is sufficient room on the subject property for maneuvering and parking so that traffic impact on the frontage road will not be significant; and 4) Access to the ramp is not directly from the frontage road; and 5) The design of the site is specifically approved by the City. d. Dry land storage. However, stacked storage is not permitted. e. Meeting and special events rooms.
												REGULATIONS FOR THIS USE CONTINUED ON THE NEXT PAGE

Footnotes

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

CHART

CATEGORY / REQUIRED PARKING SPACES	Zone	Section
SPECIAL REGULATIONS	PLA15A	60.80.a.6)

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

f. Gas and oil sale for boats, if--
   1) Storage tanks are underground and on dry land; and
   2) The use has facilities to contain and clean up gas and oil spills. May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.

21 19. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

22. ~~This requirement does not apply if the moorage facility is reserved for the exclusive use of an adjacent residential development.~~

23 20. At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.

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

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USE ZONE CHART

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

Zone: PLA 15A

Section: 60.80.9.7)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Professional Football, Baseball or Soccer Practice or Play Facility	Process III Chapter 155	3 acres See also Special Regulation #8	20' See also Spec Reg. #3	The greater of-- a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10' The minimum dimension of any yard, other than those listed, is 5'.	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation See also Special Regulation No. 5.	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 areas. 3. The required 20' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if-- a. Within 30' of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parkin areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. This corridor must be adjacent to either the north or south property line whichever will result in the widest view corridor given the development on adjacent properties. 5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and a. The increase is offset by a view corridor that is superior to that required by Special Regulation No. 4 or b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation. ~~6. Must mitigate traffic impacts of the development.~~ ~~7.~~ 6. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation. ~~8.~~ 7. 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. 8. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.

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225G

Footnotes

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

USE ZONE CHART

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

Zone: PLA-15A

Section: 60.80.a.8)

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: NORTH PROPERTY LINE	REQUIRED YARDS: SOUTH PROPERTY LINE	REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Development containing: Attached or Stacked Dwelling Units; and Restaurant or Tavern; and General Moorage Facility See Special Regulation #1 for other uses also allowed.	See Special Regulation #2	5 acres with no less than 3,100 sq. ft. per dwelling unit. See also Special Regulations #3 and-#4 and #15	See		Special		Regulation		#7	See Spc Reg #8	See Section 105.25	

SPECIAL REGULATIONS

1. The following uses and components are also allowed:
   a. Retail establishment.
   b. Office use.
   c. Hotel.
   d. Boat and motor repair and service if--
      1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and
      2) All dry land motor testing is conducted within a building.
   e. Dry land boat storage. However, stacked storage is not permitted.
   f. Gas and oil sales for boats if--
      1) Storage tanks are underground and on dry land; and
      2) The use has facilities to obtain and clean up gas and oil spills.
      May have an over-water shed that is not more than 50 square feet and 10 feet high as measured from the pier deck.
   g. Meeting and or special events rooms.
   h. Boat launching ramp if it is paved with concrete.
   i. School or day care center.
   j. Mini-school or mini-day care center, or day care home.
2. Development must be consistent with an approved Master Plan. The Master Plan must address all properties within PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages:
   a. The first stage will result in approval of a Preliminary Master Plan using Process III, Chapter 155. The Preliminary Master Plan shall consist of at least the following:
      1) A site plan which diagrammatically shows the general location, shape and use of the major features of development.
      2) A written description of planned development which discusses th elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-of-way improvements shall be included in the initial phases of the Master Plan.

      In approving the Preliminary Master Plan, the City shall determine the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III, Chapter 155.
   b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150, or Process III, Chapter 155, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the preliminary Master Plan. Each phase of the Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase.

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Footnotes

For other information about parking and loading standards, 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 th[redacted] Shoreline Master Program; consult that document.
May not use lands waterward of the high waterline to determine lot size or to calculate allowable density

CHART

Zone: PLA 15A

Section: 60.80.a.9)

SPECIAL REGULATIONS

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

3. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15A is computed using the following formula: (The total lot area in square feet divided by 3,100) minus the unit count transferred to Planned Area 15B = the maximum permitted number of dwelling units.
4. The maximum amount of allowable floor area for non-residential use is computed using the following formula: (The maximum number of dwelling units allowed on the subject property--the number of dwelling units proposed) x the average square footage of the dwelling units = the amount of square footage available for non-residential use.
5. Development must provide opportunities for public access to, use of and views of the waterfront by including all of the following elements:
   a. A public pedestrian access trail along the entire waterfront of the subject property with connections to Lake Washington Blvd. at or near either end,
   b. Waterfront areas developed and open for public use,
   c. Improvements to and adjacent to Lake Washington Blvd. which are open for public use, and
   d. Corridors which allow unobstructed views of Lake Washington from Lake Washington Blvd. In addition, obstruction of views from existing development lying east of Lake Washington Blvd. must be minimized.
6. All nonresidential uses, except office uses, must be located and designed to have substantial waterfront orientation and accessibility from waterfront public use areas.
7. The City will determine required yards, lot coverage, structure height and landscaping based on the compatibility of development with adjacent uses and the degree to which public access, use and views are provided.
8. All signs must be approved as part of a Comprehensive Design Plan in accordance with Section 100.80.
9. Must comply with Special Regulations ~~9-19~~ 7-17 for the use listing in this zone entitled "General Moorage Facility."
10. Must provide pumping facilities to remove effluent from boat holding tanks.
11. Must provide a waste oil tank.

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

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

CATEGORY	REQUIRED PARKING SPACES	Zone	Section
		PLA 15A	60.80.a.10)

SPECIAL REGULATIONS

REGULATIONS FOR THIS USE CONTINUED FROM PREVIOUS PAGE

12. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Boulevard and Lakeview Drive. Access points must be limited, with primary access located at the intersection of Lake Washington Boulevard and Lakeview Drive. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts.
13. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
14. The regulations for this use may not be modified with a Planned Site Development or Planned Residential Unit Development.
15. Subsequent subdivision of an approved Master Plan into smaller lots is permitted provided that the required minimum acreage is met for the Master Plan.

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225J

MEMO ITEM #20

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

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

USE ZONE

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS: FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	30' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Spec. Reg. #5	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	30' See also Spc. Reg. #3	The greater of-- a. 15' or b. 1 1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation See also Spec. Reg #5	C See Spc Reg #9	B	See Section 105.25	

CHART

Zone: RIA 15A

Section: 60.80.a.11)

SPECIAL REGULATIONS

1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, see the specific listings in this zone.
2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas.
3. The required 30' front yard may be reduced 1' for each 1' of this yard that is developed as a public use area if--
   a. Within 30' of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
   b. Substantially, the entire width of this yard (from north to south property lines) is developed as a public use area; and
   c. The design of the public use area is specifically approved by the City.
4. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided that they do not obscure the existing view from Lake Washington Blvd. to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties.
5. Structure height may be increased to 35' above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Blvd.; and
   a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or
   b. The increase is offset by maintaining comparable portions of the structure lower than 30' above average building elevation.
6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
7. ~~Must mitigate traffic impacts of the development.~~
7. 8. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design and landscaping must mitigate the impacts of that isolation.
8. ~~9.~~ See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

Footnotes

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

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USE ZONE CHART

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

Zone: PLA 15A

Section: 60.80.a12)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: NORTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: SOUTH PROPERTY LINE	MINIMUMS: REQUIRED YARDS: HIGH WATER LINE	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Transit Shelter	~~Process I Chapter 140~~ None	None	0'	0'	0'	The greater of— a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.	—	See Spc Reg 02	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	Process II Chapter 150	None	Will be determined on basis.			a case-by-case		35' above average building elevation. This provision may not be varied.	—	B	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 codification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

4563B/97A/p.21

4563B/97A/p.22

OCTOBER, 1984 (Ordinance 2856)

Footnotes

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

USE ZONE CHART

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

Zone: PLA 15B

Section: 60.80.b1)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Unit	None	12,500 sq ft. per dwelling unit.	20'	5', but 2 side yards must equal at least 15 feet.	10'	50%	25' above average building elevation.	B	A	2.0 per dwelling unit.	1. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. 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 Dwelling Units	See Special Regulation #2	5 acres with no less than 6,200 sq. ft. per unit. See also Special Regulation #3 and #11	See Special Regulation #8			50%	See Spc. Regulation #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 PLA-15A and PLA-15B, which are owned by the applicant. The Master Plan will be approved in two stages: a. The first stage will result in approval of a preliminary Master Plan using Process III, Chapter 155. The preliminary Master Plan shall consist of at least the following: 1) A site plan which diagrammatically shows the general location, shape and use of the major features of development. 2) A written description of planned development which discusses the elements of the site plan and indicates the maximum number of dwelling units and their probable size; the maximum area to be developed with nonresidential uses; the maximum size of moorage facilities and the maximum number of moorage slips; the maximum and minimum number of parking stalls; and the schedule of phasing for the final Master Plan. The majority of the public use and access areas and off-site right-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 the appropriate review process for the Final Master Plan. The City may determine that the Final Master Plan be reviewed using Process IIA, Chapter 150, if the Preliminary Master Plan shows the placement, approximate dimensions and uses of all structures, vehicular and pedestrian facilities, open space and other features of development. Otherwise, the Final Master Plan shall be reviewed using Process III, Chapter 155. b. The second stage will result in approval of a final Master Plan using Process IIA, Chapter 150, or Process III, Chapter 155, as established by the Preliminary Master Plan. The final Master Plan shall set forth a detailed development plan which is consistent with the preliminary Master Plan. Each phase of the final Master Plan shall set forth a schedule for obtaining building permits for and construction of that phase. 3. Part of the unit count allowed in Planned Area 15A may be developed in Planned Area 15B. The maximum permitted number of dwelling units on the subject property in Planned Area 15B is computed using the following formula: (the total lot area in square feet divided by 6200) plus the unit count transferred from Planned Area 15A = The maximum permitted number of dwelling units. 4. Vehicular circulation on the subject property must be designed to mitigate traffic impacts on Lake Washington Blvd. and Lakeview Drive. Access points must be limited. The City may require traffic control devices and right-of-way realignment or limit development if necessary to further reduce traffic impacts. 5. Obstruction of views from existing development lying east of the Burlington Northern Railroad right-of-way must be minimized. 6. Structures, parking areas and roadways must be clustered and located away from areas with soils limitations and outside of the steep ravine located near the middle of Planned Area 15B.

REGULATIONS FOR THIS USE CONTINUED ON NEXT PAGE

0904c/308A

OCTOBER, 1984 (Ordinance 2834)

Footnotes

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

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

USE ZONE

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Non-Commercial Recreation Area or Club House	Process IIA Chapter 150	12,500 sq. ft.	20[1]	10[1] on each side	10[1]	40%	25[1] above average building elevation	C	B	See Section 105.25
Church	Process IIA Chapter 150	12,500 sq. ft.	20'	20' on each side	20'	~~60%~~ 50%	25' above average building elevation	C	B	~~See~~ Section 105.25 1 for every 4 people based on maximum occupancy load of any area of worship See also Spec Rec #4
School or Day Care Center	~~If this use can accommodate 13 or more students or children;~~ ~~then--~~ ~~Process IIB Chapter 152~~ ~~Otherwise,~~ Process IIA Chapter 150	12,500 sq. ft.	If this use can accommodate 50 or more students or children, then-- 50'	50' on each side	50'	~~60%~~ 50%	25' above average building elevation	D	B	Section 105.25
			If this use can accommodate 13 to 49 students or children then-- 20'	20' on each side	20'					
			Otherwise-- 20'	10' on each side	10'					

REGULATIONS CONTINUE ON FOLLOWING PAGE

CHART

Zone: PLA 158

Section: 60.80.b.3)

SPECIAL REGULATIONS

~~1. May be permitted only if it will not adversely impact any residential area that it does not serve.~~
~~2. Must provide pedestrian access from locations served by the area or clubhouse.~~
~~3. Location and site design must minimize the need for parking.~~
~~4. Hours of operation may be limited to reduce adverse impact on a residential neighborhood.~~
~~5. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.~~
~~6. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.~~
~~7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~

~~1. Traffic cannot significantly impact any residential neighborhood.~~
~~2. Noise cannot exceed that normally associated with a residential neighborhood.~~
~~3. Scale and placement of the structure must be in harmony with the residential setting.~~
~~4. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
2. ~~6.~~ Refer to Chapter 85 for regulation regarding development on property containing an unstable slope.
3. ~~7.~~ Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. No parking is required for day-care or school ancillary to the use.

1. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines as follows:
   a. 20' if this use can accommodate 50 or more students or children.
   b. 10' if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5'.
5. An on-site passenger loading area must be provided ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

REGULATIONS CONTINUED ON NEXT PAGE

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[redacted] Footnotes

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

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

USE ZONE CHART

Zone: PLA 15B

Section: 60.80.b.3)

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
Mini-School or mini-day care center (7 - 12 attendees)	None	12,500 sq. ft.	20'	50' but 2 side yards must be equal at least 15 feet	10'	50%	25' above average building elevation	E	B	See Section 105.25
Day Care Home (6 attendees or less)										

SPECIAL REGULATIONS

6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~--If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
7. May include accessory living facilities for staff persons.
8. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.
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. A 6-foot high fence is required only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
3. Structured play areas must be set back from all property lines by 5 feet.
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.
5. The location of parking and passenger loading areas shall be designed to reduce 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. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
9. 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.
10. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.

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24 Footnotes

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

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS FRONT	SIDE	REAR	MAXIMUMS LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Utility	Process IIA Chapter 150	None	20	20' on each side	20'	~~60%~~ 50%	25' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20	10' on each side	10'	~~60%~~ 50%	25' above average building elevation.	~~B~~ C See Spc Reg #6	B	See Section 105.25
Public Transit Shelter	~~Process I~~ ~~Chapter 145~~ None	None	None	None	None	100%	15' above average building	--	See Spc Reg #2	None
Public Park	If one acre or more, then Process IIA Chapter 150 ------- Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	See Section 105.25

CHART

Zone: PLA15B

Section: 60.80.b4)

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole.
2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
3. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. ~~Traffic cannot significantly impact any residential neighborhood.~~
4. 5. 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.

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

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

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Refer to Chapter 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.

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225T

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

USE ZONE CHART

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

Zone: PLA 16

Section: 60.85.a

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MINIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Detached Dwelling Unit	If lot siz is less than 35,000 sq. ft., then Process II Chapter 15 --- otherwise none	35,000 sq. ft. except as established under Special Regulation #5.	20'	5' but 2 side yards must equal at least 15 feet	10'	50%	25' above average building elevation	E	A	2.0 per dwelling unit	1. For this use, not more than one dwelling unit may be on each lot, regardless of the size of the lot. 2. Each lot may contain no more than two horses. 3. Each residential lot must contain an area of at least 14,500 square feet capable of being converted into a horse paddock area and configured in a contiguous and useable manner to accommodate the feed storage and manure pile for two horses. This area must be exclusive of any structures, including storage sheds, barns, residential units and carports. Direct access to this area must be available for trucks to deliver feed and pick up manure from an alley, an easement or an adjacent right-of-way across a side yard of the lot. 4. On each lot, no outdoor manure pile may be placed closer than 65 feet to any adjacent residential structure. 5. This use may have a lot size of less than 35,000 square feet if all of the following standards are met: a. The property must contain at least 16 contiguous acres. b. A Master Plan shall be approved for the entire property. c. The minimum lot size allowed on the property shall be determined and approved as part of the Master Plan. In no case shall the minimum lot size be less than 26,000 square feet. ~~The configuration of any subdivision of land with this use category must be specifically reviewed and approved by the King County Health Department.~~ d. A commercial equestrian facility, including an arena, stables and paddock areas, must be provided on the property. The facility must be available to the public and not exclusively for the residences within the Master Plan. The facility must meet requirements and special regulations as established for the use listing in this zone entitled: "Commercial Equestrian Facility." e. An improved public equestrian access trail and appropriate public signing must be provided. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks. f. A coordinated vehicular and pedestrian circulation system for the property as well as other properties in the vicinity shall be provided as part of the Master Site Plan. 6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

997C/284A

997C/284A

JANUARY, 1988 (Ordinance 2930)

Footnotes

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

USE ZONE CHART

Zone: PLA 16 | Section: 60.85.b

USE ⇩ / REGULATIONS ⇩ — FIRST, read down to find USE; THEN across for REGULATIONS

USE	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	REQUIRED YARDS: FRONT	REQUIRED YARDS: SIDE	REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Commercial Equestrian Facility See Special Regulation #1	Process II B	3 acres	20' See Special Regulation #2	20'	20'	80%	See Special Regulation #4	C	B	See Section 105.25	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 berm. 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.
Commercial Recreation Area and Use See Special Regulation #1	Process II B	1 acre	20'	20'	20'	80%	38' above average building elevation. See Special Regulation #3	C	B	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 berm. Structures can be placed at existing grade if the structures are located on lower ground than adjacent properties and if the adjacent properties are developed and do not contain residential use. 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.
~~Noncommercial Recreation - Area or Club House~~ 99?C/284A	~~Process II A Chapter 150~~	~~35,000 sq. ft.~~	~~20'~~	~~6' but 2 side yards must equal at least 16 feet~~	~~10'~~	~~50%~~	~~25' above average building elevation~~	~~C~~	~~B~~	~~See Section 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. Must provide an improved public equestrian access trail and appropriate public signing. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.~~ ~~6. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.~~ ~~7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~ 997C/284A

~~JANUARY, 1986 (ORDINANCE 3630)~~

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

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CHART

Zone: PLA 16

Section: 60.85.c

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

USE ZON

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA
Church	Process IIA Chapter 150	35,000 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation	C	B	~~See Section 105.25~~ 1 for every 4 people based on maximum occupanc load of any area of wor-ship. See Spec Reg. #4.
School or Day Care Center	~~Process IIB Chapter 152~~ ------- ~~See Special Regulation #10~~ Process IIA Chapter 150	35,000 sq. ft.	If this use can accommodate 50 or more students or children, then-- 50'	50' on each side	50'	70%	25' above average building elevation	D	B	Section 105.25
			If this use can accommodate 13 to 49 students or children, then-- 20'	20' on each side	20'					
			Otherwise-- 20'	5', but 2 side yards must equal at least 15 feet.	10'					

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9-

SPECIAL REGULATIONS

1. ~~Traffic cannot significantly impact any residential neighborhood.~~
2. ~~Noise cannot exceed that normally associated with a residential neighborhood.~~
3. ~~Scale and placement of the structure must be in harmony with the residential setting.~~
4. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 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 Regulations for further details.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
4. No parking is required for day-care or school ancillary to the use.

1. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. ~~along the side and rear property lines is required.~~
3. Hours of operation may be limited to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines as follows:
   a. 20' if this use can accommodate 50 or more students or children.
   b. 10' if this use can accommodate 13 to 49 students or children.
   c. Otherwise, 5'.
5. An on-site passenger loading area must be provided. ~~if this use can accommodate 50 or more students or children.~~ The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
6. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 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.
7. May include accessory living facilities for staff persons.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. ~~No required review process is necessary for up to two portable classrooms per site provided that those classrooms are ancillary to an established school use and that they do not exceed 12 consecutive months duration.~~

REGULATIONS CONTINUED ON FOLLOWING PAGE

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Footnotes

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

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CHART

Zone: PLA 16

Section: 60.85.c

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

9. ~~10.~~ Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks.
10. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

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

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

USE ZOI

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARK
Mini-Day Care Center (7-12 children) attendees Day Care Home (6 children attendees or less)	~~Process I Chapter 141~~ None	35,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	B	See Section 105.25
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	D C See Spc. Reg #5	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Regs. #2	None

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

CHART

Zone: PLA 16

Section: 60.85.d

SPECIAL REGULATIONS

1. May locate on the subject property only if--
   a. It will serve the immediate neighborhood in which it is located; or
   b. It will not be detrimental to the character of the neighborhood in which it is located.
2. A 6' high fence is required along the property 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.
6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
7. 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.~~
8. 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.
9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
10. The location of parking and passenger loading areas shall be 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 horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Traffic cannot significantly impact any residential neighborhood.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. 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.
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.

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.

REGULATIONS CONTINUED ON NEXT PAGE

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

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

USE ZON

USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	REGULATIONS CONTINUED FROM PREVIOUS PAGE									
Public Park	If one acre or more, then Process IIA Chapter 150 ------ Otherwise, none	None	Will be determined on a case-by case basis				25'' above average building elevation.	--	B	See Section 105.25

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Footnotes [redacted]

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

CHART

Zone: PLA 16

Section: 60.85.d

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.~~
3. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. 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.

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USE ⇩ / REGULATIONS ⇨	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	MINIMUMS: REQUIRED YARDS: SIDE	MINIMUMS: REQUIRED YARDS: REAR	MAXIMUMS: LOT COVERAGE	MAXIMUMS: HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Park See Special Regulation #5	See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis							See Section 105.25
Public Utility	None	None	Will be determined on a case-by-case basis							See Section 105.25
Government Facility	Process IIA Chapter 150	None	Will be determined on a case-by-case basis							See Section 105.25

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

USE ZON

5591A/86A/p.1/12-15-87/TS:cw

40 Footnotes

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

CHART

Zone: P

Section: 65.10.a

SPECIAL REGULATIONS

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 #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
   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 horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

   See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
5. This use may include a public access pier or boardwalk and general moorage facilities. See Section 30.10.c through f. of this Code for regulations regarding these uses, except if the use is located adjoining the Central Business District then see Section 50.25.c. and d.

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 use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation.~~ If any portion of a structure is adjoining a low density zone, then either:
   a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
   b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

5591A/86A/p.2/12-15-87/TS:cw

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

USE ZON

CHART

Zone | Section 65.10.a

USE / REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS: LOT SIZE	MINIMUMS: REQUIRED YARDS: FRONT	SIDE	REAR	MAXIMUMS: LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Public Transit Shelter	~~Process 1 Chapter 145~~ None	None	0'	0'	0'	100%	5' above average building elevation	--	See spc. reg. #2	None

SPECIAL REGULATIONS

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

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

105.10 Vehicular Access Easement or Tract ~~and Private Roadway~~ Standards

1. Roadway Widths - For vehicular access easements or tracts, ~~and private roadways,~~ minimum standards for widths are established as follows:

   a. 1-4 detached or attached dwelling units, provided that no structure contains more than 2 units, ~~dwelling units~~ served by an easement or tract:

      ~~1-2 lots - 10 feet of paved surface in a 15 feet easement or tract~~

      ~~3-4 lots - 12 feet of paved surface in a 20 feet easement or tract~~

      1) Vehicular access easement or tract 100' in length or less: 12-foot wide paved surface in a 15-foot wide easement; or

      2) Vehicular access easement or tract greater than 100' in length: 16-foot wide paved surface in a 20-foot wide easement.

   b. 5 or more lots dwelling units in detached and/or attached structures ~~dwelling units determined by the Department of Public Works on a case by case basis.~~ A dedicated and improved public right-of-way is required. See Chapter 110 of the Code for the required improvements.

   b.c. ~~For~~ Uses other than detached and two attached units, the minimum standard is 20 feet of paved surface with vertical cast in place curbs and gutters within a 22 24 foot wide easement or tract.

   d. A standard greater ~~than the minimum width~~ pavement width and/or easement or tract width may be required by the Departments of Public Works or Fire as determined on a case-by-case basis.

2. General

a. For paragraph 1.a. above, a dwelling unit that meets the following criteria shall not be counted as a "served dwelling unit" on a vehicular access easement or tract (see Plate 21):

1. The dwelling unit is on a lot that abuts and has vehicular access rights to the improved public right-of- way that joins the vehicular access easement or tract; and

2. The Fire Department determines that fire apparatus can service the lot containing the dwelling unit from the abutting improved public right-of-way.

b. For paragraph 1.a. above, the length of the easement or tract shall be measured from the serving improved public right-of-way to the front property line of the furthest lot at the end of the easement or tract.

c. Vehicular access rights for each lot served by the easement or tract shall be established either by segregating the roadway into a separate tract in which each lot served has an undivided ownership interest and recording the tract document, or by recording a vehicular access easement document. The recorded document must establish equal maintenance responsibilities for the owners of all lots served by the roadway and require the owners to erect and maintain a sign where the easement or tract joins the serving improved public right-of-way to identify the roadway as "private".

d. The paved surface in an easement or tract shall have a minimum of 2 inches of asphalt concrete over a suitably prepared base which has a minimum thickness of 4 inches of crushed rock or 3 inches of asphalt treated base. The Department of Public Works is authorized to modify the standards for a paved surface on a case-by-case basis.

e. A minimum unobstructed vertical clearance of 13 feet, 6 inches shall be provided in the easement or tract. The easement or tract shall remain unobstructed at all times. No parking, structures or vegetation, with the exception of grass, shall be permitted in the easement or tract.

f. The paved surface in the easement or tract shall be set back at least 5 feet from any adjacent property which does not receive access from that easement or tract.

105.12 Maximum Allowable Grade

The slope of vehicular access easements and tracts, and the slope of entrance and exit driveways, except driveways for detached single family residences, shall not exceed 6% for the first 20 feet from the face of the abutting right-of-way curb. Thereafter, the slope shall not exceed 15%. The departments of Public Works and Fire are authorized to modify the standards for maximum allowable grade on a case-by-case basis.

105.15 Exception in the CBD

If the subject property is within the Central Business District Zone, the requirements contained within Chapter 50 of this Code supersede any conflicting provisions of this Chapter. The provisions of this Chapter that do not conflict with Chapter 50 of this Code, apply to properties in the CBD.

105.50 Location of Parking Areas - Adjoining Low Density Zones

The applicant shall locate a parking area for a use other than a detached dwelling unit as far as possible from any adjoining low density zone, or existing low density permitted use.

105.55 Location of Parking Areas - Required Setback Yards

For regulations on parking areas in required setback yards, see Chapter 115 of this Code.

105.60 Parking Area Design - General

1. The minimum dimensions for parking spaces and parking areas are displayed in plates in Chapter 180 of this Code. These plates apply to parking for all uses except detached dwelling units.

2. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.62 Parking Area Design - Turnaround Space

All parking stalls located at the end of a dead end parking aisle must be provided with adequate backing and turnaround space. The required depth of the turnaround space shall be determined as follows (see also Plate 20):

Width of Driving Aisle	Depth of Turnaround Space
24' or less	6'
25'	5'
26'	4'
27'	3'
28'	2'
29'	1'
30'	0'

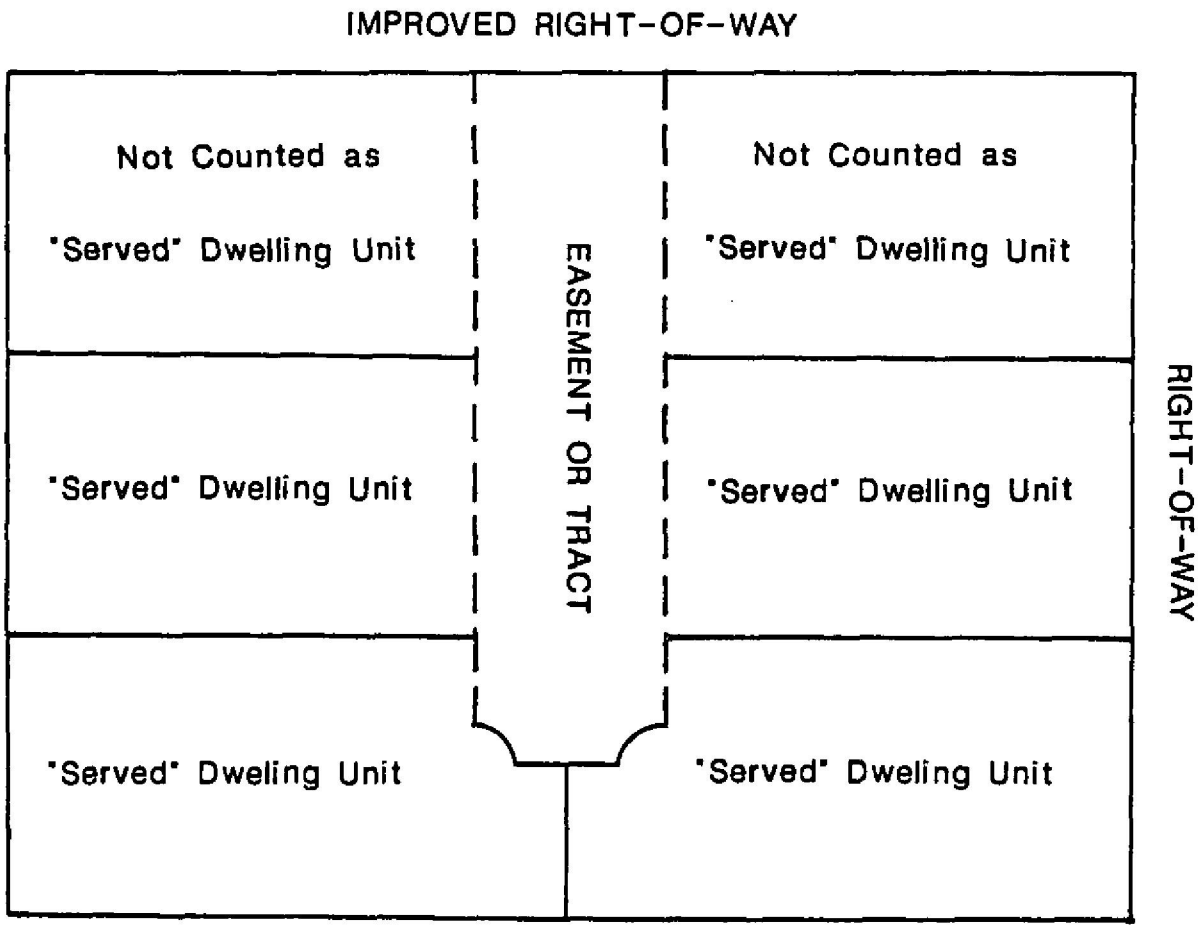
105.65 Parking Area Design - Compact Car Spaces

The applicant may develop and designate up to 50% of the number of parking spaces for compact cars.

105.70 Parking Area Design - Parking Designed for the Handicapped

The applicant shall design the parking area using standards set forth in Chapter 75 of the Uniform Building Code regarding parking for handicapped persons.

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



Example of 4 Dwelling Units "Served" by an Easement or Tract

SUMMARY OF ORDINANCE 3077

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING 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) - "Convalescent Center"
Section 5.490 - "Low Density Zone"
Section 5.572 (new) - "Nursing Home"
Section 5.795 - "Retail"

b. Use Zone Charts amended with respect to certain uses, required review processes, landscape and buffering, required parking, and special use regulations as set forth in the following sections:

Section 15.10.a RS Zone
Section 15.10.d RS Zone
Section 17.10.a RSX Zone
Section 17.10.c RSX Zone
Section 20.10.a RM Zone
Section 20.10.b RM Zone
Section 20.10.c RM Zone
Section 25.10.a PR Zone
Section 25.10.b PR Zone
Section 25.10.c PR Zone
Section 25.10.d PR Zone
Section 25.10.e PR Zone
Section 27.10.a PO Zone
Section 27.10.b PO Zone
Section 27.10.c PO Zone
Section 30.10.a WD I Zone
Section 30.10.b WD I Zone
Section 30.10.c WD I Zone
Section 30.10.d WD I Zone
Section 30.10.e WD I Zone
Section 30.10.f WD I Zone
Section 30.10.g WD I Zone
Section 30.10.h WD I Zone
Section 30.10.i WD I Zone
Section 30.20.9 WD III Zone
Section 30.20.b WD III Zone
Section 30.20.c WD III Zone
Section 30.20.d WD III Zone
Section 30.20.e WD III Zone
Section 30.20.f WD III Zone
Section 30.20.g WD III Zone
Section 35.10.b FC I Zone
Section 35.15.a FC II Zone
Section 35.20.9 FC III Zone
Section 35.20.b FC III Zone
Section 35.20.c FC III Zone
Section 35.20.d FC III Zone
Section 35.20.e FC III Zone
Section 40.10.a BN Zone
Section 40.10.b BN Zone
Section 40.10.c BN Zone
Section 40.10.d BN Zone
Section 45.10.a BC Zone
Section 45.10.b BC Zone
Section 45.10.c BC Zone
Section 45.10.d BC Zone
Section 47.10.a BCX Zone
Section 47.10.b BCX Zone
Section 47.10.c BCX Zone
Section 47.10.d BCX Zone
Section 55.10.a LI Zone
Section 55.10.b LI Zone
Section 55.10.c LI Zone
Section 55.10.d LI Zone
Section 55.10.e LI Zone
Section 55.10.f LI Zone

Section 55.10.g LI Zone	Section 55.10.h LI Zone
Section 55.10.i LI Zone	Section 60.10.c PLA 1 Zone
Section 60.15.a PLA Zone	Section 60.20.a PLA 3 Zone
Section 60.20.b PLA 3 Zone	Section 60.20.c PLA 3 Zone
Section 60.20.d PLA 3 Zone	Section 60.30.a.1 PLA 5A Zone
Section 60.30.a.2 PLA 5A Zone	Section 60.30.a.3 PLA 5A Zone
Section 60.30.a.4 PLA 5A Zone	Section 60.30.b.1 PLA 5B Zone
Section 60.30.b.2 PLA 5B Zone	Section 60.30.b.3 PLA 5B Zone
Section 60.30.b.4 PLA 5B Zone	Section 60.30.b.5 PLA 5B Zone
Section 60.30.b.6 PLA 5B Zone	Section 60.30.b.7 PLA 5B Zone
Section 60.30.c.1 PLA 5C Zone	Section 60.30.c.2 PLA 5C Zone
Section 60.30.c.3 PLA 5C Zone	Section 60.30.c.4 PLA 5C Zone
Section 60.30.c.5 PLA 5C Zone	Section 60.30.c.6 PLA 5C Zone
Section 60.30.c.7 PLA 5C Zone	Section 60.30.c.8 PLA 5C Zone
Section 60.30.d.1 PLA 5D Zone	Section 60.30.d.2 PLA 5D Zone
Section 60.30.d.3 PLA 5D Zone	Section 60.30.d.4 PLA 5D Zone
Section 60.30.d.5 PLA 5D Zone	Section 60.30.d.6 PLA 5D Zone
Section 60.30.e.1 PLA 5E Zone	Section 60.30.e.2 PLA 5E Zone
Section 60.30.e.3 PLA 5E Zone	Section 60.35.a.1 PLA 6J Zone
Section 60.35.a.2 PLA 6J Zone	Section 60.35.a.3 PLA 6J Zone
Section 60.35.b.1 PLA 6B Zone	Section 60.35.b.2 PLA 6B Zone
Section 60.35.b.3 PLA 6B Zone	Section 60.35.b.4 PLA 6B Zone
Section 60.35.c.1 PLA 6C Zone	Section 60.35.c.2 PLA 6C Zone
Section 60.35.d.1 PLA 6D Zone	Section 60.35.d.2 PLA 6D Zone
Section 60.35.d.3 PLA 6D Zone	Section 60.35.d.4 PLA 6D Zone
Section 60.35.e.1 PLA 6E Zone	Section 60.35.e.2 PLA 6E Zone
Section 60.35.f.1 PLA 6F Zone	Section 60.35.f.2 PLA 6F Zone
Section 60.35.f.3 PLA 6F Zone	Section 60.35.g.1 PLA 6G Zone
Section 60.35.g.2 PLA 6G Zone	Section 60.35.g.3 PLA 6G Zone
Section 60.35.g.4 PLA 6G Zone	Section 60.35.h.1 PLA 6H Zone
Section 60.35.h.2 PLA 6H Zone	Section 60.35.h.3 PLA 6H Zone
Section 60.35.i.1 PLA 6K Zone	Section 60.35.i.2 PLA 6K Zone
Section 60.35.j.1 PLA 6H Zone	Section 60.35.j.2 PLA 6H Zone
Section 60.35.k.1 PLA 6I Zone	Section 60.35.k.2 PLA 6I Zone
Section 60.50.b PLA 9 Zone	Section 60.50.c PLA 9 Zone
Section 60.50.d PLA 9 Zone	Section 60.50.e PLA 9 Zone
Section 60.50.f PLA 9 Zone	Section 60.80.a.2 PLA 15A Zone
Section 60.80.a.3 PLA 15A Zone	Section 60.80.a.4 PLA 15A Zone
Section 60.80.a.5 PLA 15A Zone	Section 60.80.a.6 PLA 15A Zone
Section 60.80.9.7 PLA 15A Zone	Section 60.80.a.8 PLA 15A Zone
Section 60.80.a.9 PLA 15A Zone	Section 60.80.a.10 PLA 15A Zone
Section 60.80.a.11 PLA 15A Zone	Section 60.80.a.12 PLA 15A Zone
Section 60.80.b.1 PLA 15B Zone	Section 60.80.b.3 PLA 15B Zone
Section 60.80.b.4 PLA 15B Zone	Section 60.85.a PLA 16 Zone
Section 60.85.b PLA 16 Zone	Section 60.85.c PLA 16 Zone
Section 60.85.d PLA 16 Zone	Section 65.10.a P Zone

c. Vehicular access easement or tract.

Amends the following Sections relating to required

standards for vehicular access easments or tracts:

Section 105.10	Section 105.60
Plate 21 (new)	

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

Section 3. Provides that the subject matter of the ordinance shall not become effective within the limits of the Houghton Community Municipal Corporation, unless approved by the Houghton Community Council, or said Community Council has failed to disapprove the ordinance within 60 days of the date of passage of the ordinance by the City Council.

Section 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.17 Kirkland Municipal Code and establishes (except as provided in Section 3) the effective date to be five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 16th day of February 1988.

I certify that the foregoing is a summary of Ordinance 3077 approved by the Kirkland City Council for summary publication.

City Clerk