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 NOS. III-87-75, III-87-76, III-87-77, III-87-78, IV-87-81, IV-87-82).

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 reports and recommendations of the Planning Commission dated October 22, October 23, and November 13, 1987 and bearing Kirkland Department of Planning and Community Development File Nos. III-87-75, III-87-76, III-87-77, III-87-78, IV-87-81, IV-87-82; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on October 15 and November 5, 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 reports and recommendations of the Planning Commission.

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. 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.

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

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

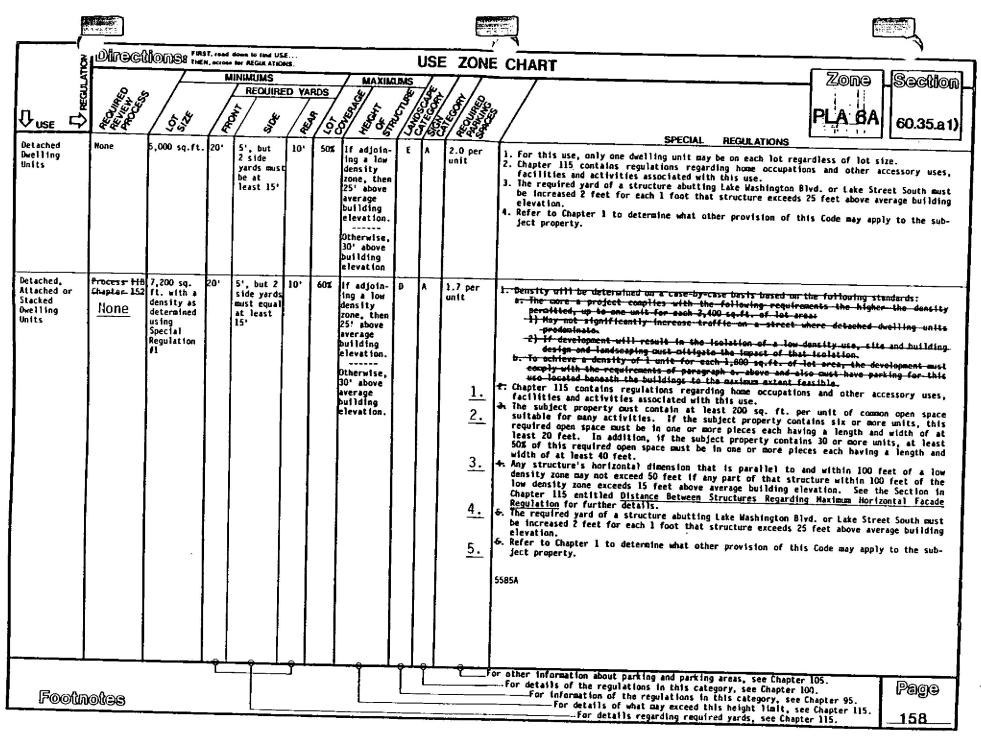
ATTEST:

MAYOR

APPROVED AS TO FORM:

City Attorney

9350C/289A/DC:br:np



Attachment A Ordinance 3079





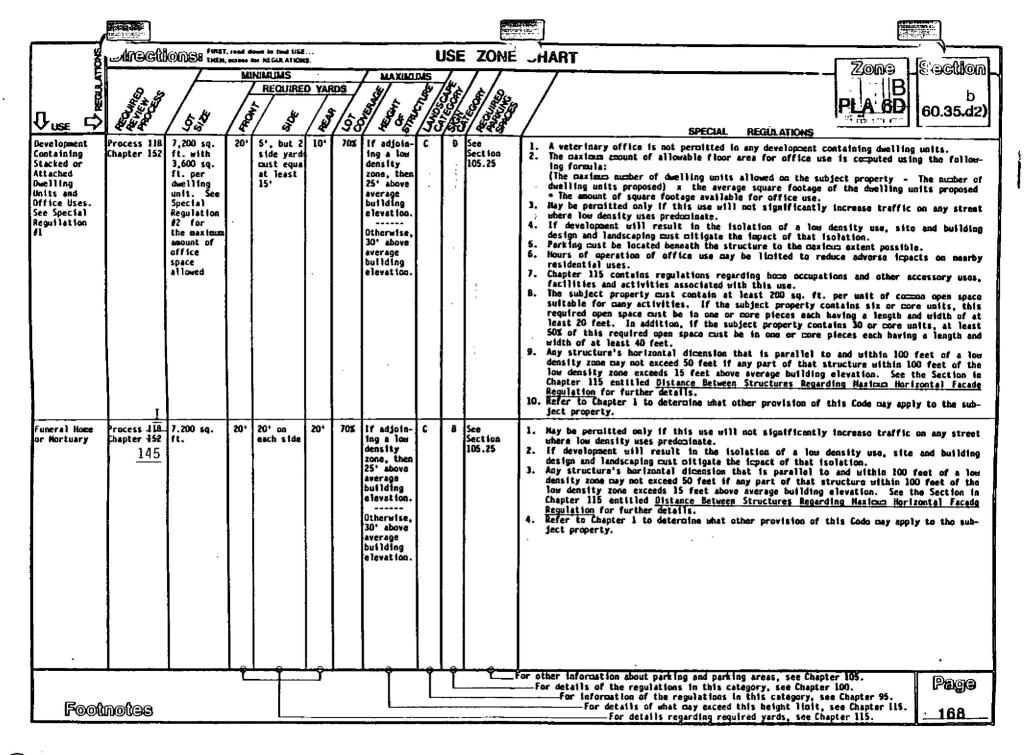


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	TIA		each side		ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	,		Section 105.25	 May not significantly increase traffic on a street where detached dwelling units predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density 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. The required yard of a structure abutting take Hashington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Day Care Center	Process—HB 7,2 Chapter—167 ft.	acco ch ff t acco 49 o or c 20°	this use commodate 5 re students ildren, the 50 on each side his use can modate 13 r more students 20 on each side therwise, 5 but 2 side yards must equal at least 15	O or	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	0	В	See Section 105.25	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 iff— 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 along the side and rear property lines is required. 5. Hours of operation may be limited to reduce impacts on nearby residential uses. 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. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. 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 exceed 51 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 10. The required yard of a structure abutting Lake Washington Blvd. or take Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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Public Utility		None	20.	20' on each sid	20	70%	If adjoin- ing a low density zone, then 25' above	^	8	See Section 105.25	 Hay be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet (4).
Government facility	Process IIA Chapter 150		201	10° on each sid	10'	70%	average building elevation, Otherwise, 30' above average building elevation.	С	8	See Section 105.25	density zone exceeds 15 feet above average building elevation. See the Section in 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.
Public Transit Shelter	None	None	None	Mone	None	100%	15' above average building elevation,		See Spc. Reg.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	W1 ca	Il be deter ie-by-case	mined		If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.		8	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. 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 Mashington 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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Detached Dwelling Unit		None	5,000 sq. ft.	20'	5', but 2 side yards mus equal at least 15'	10'	50%	If adjoin- ing a low density zone, then 25' above average	E		2.0 per Unit	SPECIAL REGINATIONS 1. For this use, only one dwelling unit may be on each lot regardless of 2. Chapter 115 contains regulations regarding home occupations and of facilities and activities associated with this use. 3. Refer to Chapter 1 to determine what other provision of this Code m ject property.	her accessory uses
Detached, Attached, or Stacked Owelling Units	r t	<u>None</u>	7,200 sq. ft. with at least 3,500 sq.ft. per dwelling unit	20'	5', but 2 side yard must equa at least 15'	• 1	60x	bullding elevation. Otherwise, 30' above average building elevation.	D	A	ļ	i. May be permitted only if this use will not significantly increase to where low density uses predominate: 14 development will result in the isolation of a low-density use design and landscaping-must oldigate the impact of that isolation. 3. Perking must be located beneath the structure to the maximum extent por facilities and activities associated with this use. 5. The subject property must contain at least 200 sq. ft. per unit or suitable for many activities. If the subject property contains six required open space must be in one or more pieces each having a lenguised open space must be in one or more pieces each having a lenguised open space must be in one or more pieces each width of at least 40 feet. 6. Any structure's horizontal dimension that is parallel to and within density zone may not exceed 50 feet if any part of that structure with low density zone exceeds 15 feet above average building elevation. Chapter 115 entitled Distance Between Structures Regarding Maximum Regulation for further details. 7. Refer to Chapter 1 to determine what other provision of this Code may ject property.	common open space or more units, this the and width of at ore units, at least laving a length and 100 feet of a low in 100 feet of the Seet the Section in Horizontal Facedo.
Office Use	T	rocess -148- hapter -152- None	7,200 sq. ft.	1	5', but 2 side yards must equal at least 15'	10'		if adjoin- ing a low density zone, then 25' above average uilding elevation. btherwise, low everage auilding elevation.	c		If a Medical, Dental, or Veterinary Office, then I per	1. May-be permitted only if this use will-net significantly increase transfer to the density uses predominater 2. If development will result in the isolation of a low-density use, design and landscaping must obligate the impact of thet isolation. Parking must be located beneath the structure to the casimum extent post. Any structure's horizontal dimension that is parallel to and within density zone may not exceed 50 feet if any part of that structure with low density zone exceeds 15 feet above average building elevation. Chapter 115 entitled Distance Between Structures Regarding Maximum Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may ject property. 7. The following regulations apply to veterinary offices only: a. May only treat small animals on the publish of the code in the content of the code in the	offic on any street- site-and butlding- tite- sidential uses. 100 feet of a low in 100 feet of the ee the Section in Horizontal Facade apply to the sub- mitted.
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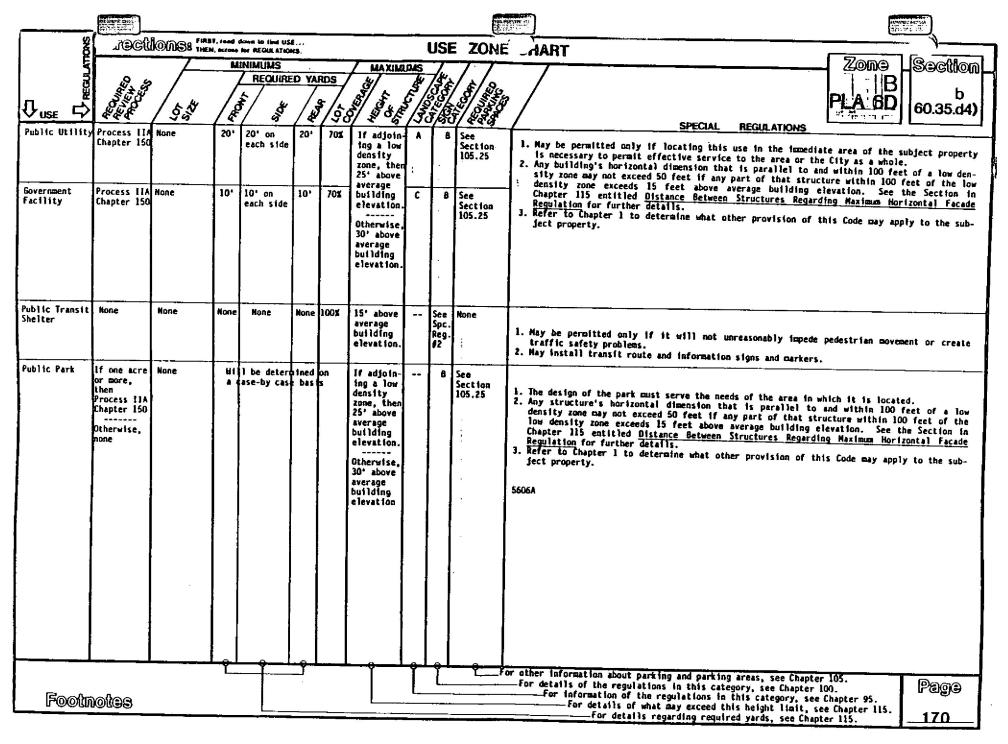








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Church	Process 11 Chapter 15	B 7,200 sq ft	201	20° on each sid	201	70%	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	£	8	See Section 105.25	 May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping cust mitigate the impact of that isolation. Boise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure cust be in harmony with the residential setting. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Day Care Center	Process II Chapter 1:	₽-	acco mor chi 50'	this use commodate 50 e students ldren, there 50' on each side his use cammodate 13 tudents or dren, then 20' on each side yards cust equal at least 15'	50°	701	If adjoining a low density zone, then 25° above average building elevation.	D	8	See Section 105.25	1. Hay 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. Hay locate on the subject properly 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 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. 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 any not exceed 50 feet if any part of that structure within 100 feet of the low density zone any not exceed 55 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</u> 10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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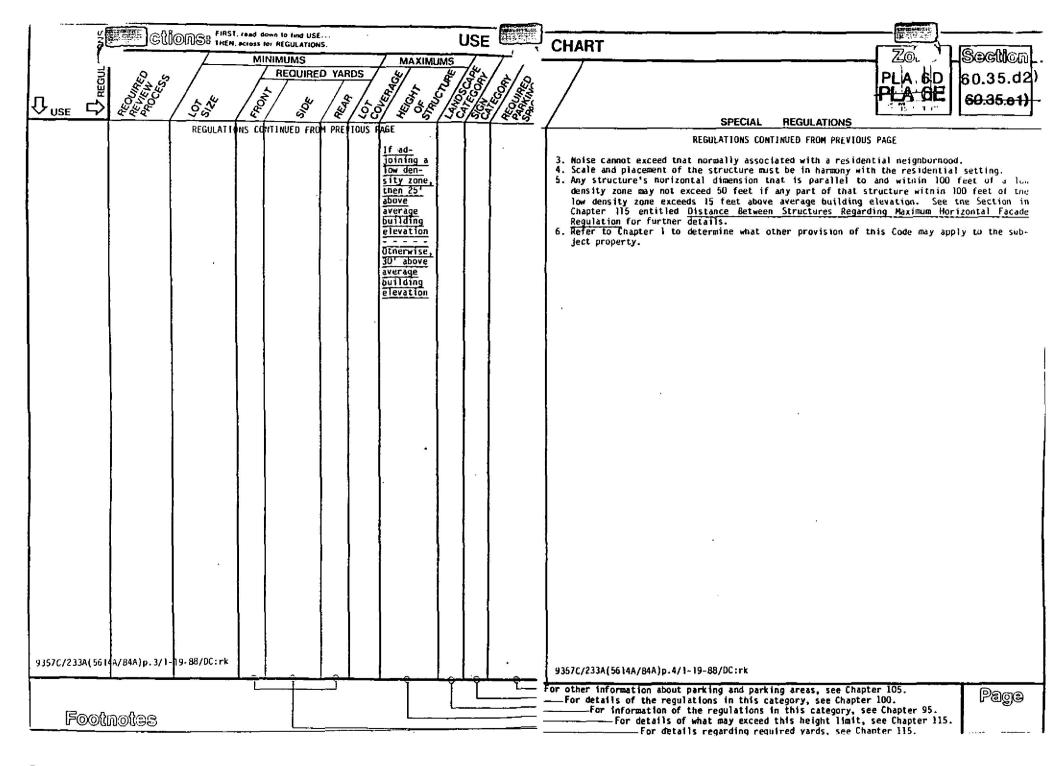


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Detached Dwelling Unit	None	8,500 sq. ft.	20*	5', but 2 side yards a equal a least 1	ust it	50x	25' above average building elevation	1	^	2.0 per Unit	SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 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.
Church	<u> </u>			20° on each s	lde	70%	25' above average building elevation		8	See Section 105.25	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. See the Section in Regulation for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Day Care Center	Process—HB Chapter—HSP 150		acc mor chi 50' If acc 49 chi 20'	this use monodate student dirent it 50° on each siuthis use omnodate students dirent the 20° on each siuthis use of 5°, but 2 side yards mu equal mu equal mu east 15°.	50 or ts or 50' de 50' de 20' de 20'	70%	25' above average building elevation	l	В	See Section 105.25	1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence 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. 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 use may not exceed 50 feet if any part of that structure within 100 feet of the low density use may not exceed 50 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150	None	201	20° on each sid	e 20°	70x	25' above average building elevation.	٨	В	See Section 105.25	 May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in
	Process IIA Chapter 150	None	201	10° on each sid	e 10°	70x	25' above average building elevation.	C	В	See Section 105.25	Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade</u> Regulation for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5605A
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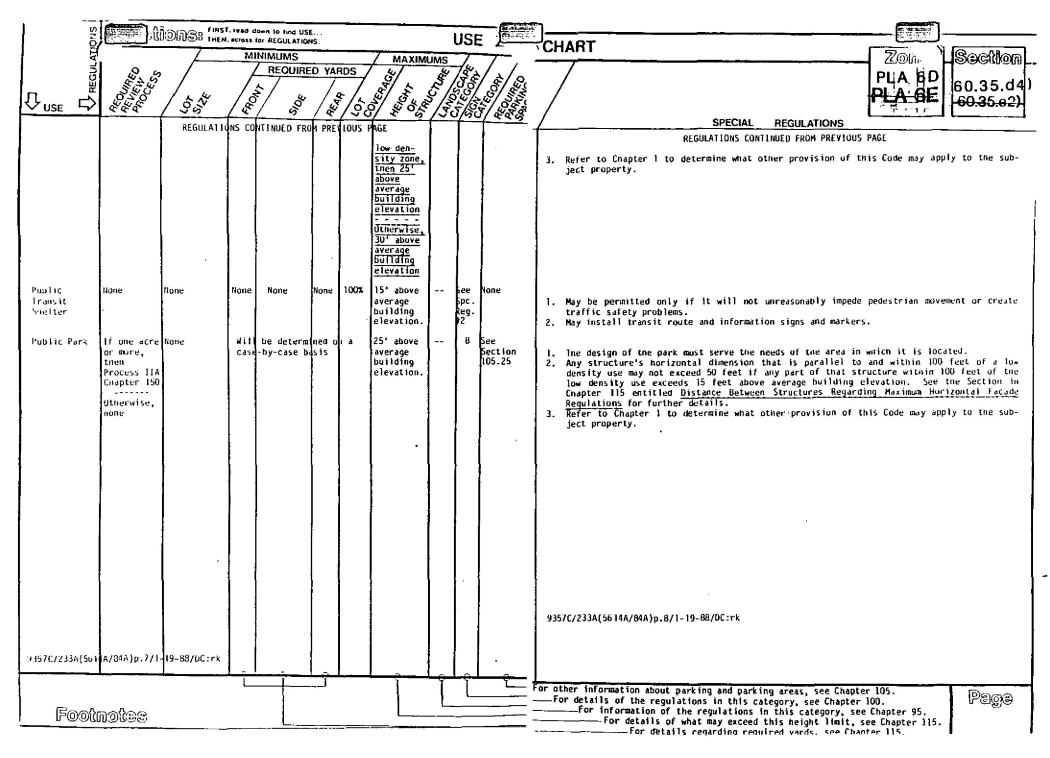


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	Public Transit Shelter		None	None			e 100%	15' above average building elevation	·	See Spc. Reg. 12	Hone	SPECIAL REGULATIONS 1. Hay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
		If one acre or more, then Process IIA Chapter 150 Otherwise, none		Hi a	l be deter	nined bas	on s	25 above average building elevation.	ŀ	â	See Section 105.25	1 The day
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Actions or Stacked Ducting Units Stacked Unit Units Unit May be provided and the state of the st	Daelli				5,000 sq. ft. per	201	2 side yards must equal at		50%	average building elevation If adjoining a low density zone, then 25' above average building elevation	E	A		 For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-
Chapter 152 ft. Prucess 11B 7,200 sq. 20' on each side average building elevation. REGULATIONS CONTINUED ON FOLLOWING PAGE 9357C/233A(561A/84A)p.1/1-19-88/DC:rk See Section 105.25 B See Section 105.25 1. May be permitted only if this use will not significantly increase traffic on where low density uses predominate. 2. If development will result in the isolation of a low density use, site and design and landscaping must mitigate the impact of that isolation. REGULATIONS CONTINUED ON FOLLOWING PAGE 9357C/233A(5614A/84A)p.1/1-19-88/DC:rk	Attack Stacke Dwell	ned <u>or</u> ced ling		chapter 152 If less than 3600 sq. ft. of lot area ber unit, then Process IIB Chapter 152 otnerwise, none. See Special Regulation	ft. per unit 3,600 sq. ft. with at least 1,800 sq. ft. per unit	201	side yards must equal at least	:	50%	average building elevation If ad- joining a low den- sity zone, then 25' above average building elevation Otherwise, 30' above average building	L	A		2. 1f-development-will-result-in-the-isolation-of-a-low-density-useg-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. 1. 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. 2. 5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. If proposed development contains less than 3600 sq. ft. of lot area per unit, the following right-of-way improvements shall be required on rights-of-way which serve the subject property. The improvements shall extend from State Street to the eastern boundary of the subject property frontage on the right-of-way. a. On 2nd Avenue South, 3nd Avenue South, and 5th Avenue South: 20 feet of paved surface, 6 inch vertical curb on each side, 5 foot sidewalk on north side adjacent to curb and 2 foot utility strip on each side. In addition, right-of-way dedication on 5th Avenue South will be required as necessary to install these improvements. b. Un 4th Avenue South:
9357C/233A(5614A/84A)p.1/1-19-88/DC:rk 9357C/233A(5614A/84A)p.2/1-19-88/DC:rk For other information shot market and call for the continued on following page			C	Chapter 152	ft. REGULA	ATIUNS (each side			average building elevation		В	Section	side adjacent to curb and 5 foot 6 inch utility strip on each side. 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.
Foodinoles To details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.	93576				- 19-88/DC:r	K I		 	<u> </u>			Ĺ		REGULATIONS CONTINUED ON FOLLOWING PAGE 9357C/233A(5614A/84A)p.2/1-19-88/DC:rk For other information about parking and parking areas, see Chapter 105. ———————————————————————————————————



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School or Day Care Center	Process IIB 7,200 sq. Cnapter 152 ft.	If this use can accommodate 50 or more students or ch ldren, then 50' 50' on each side If this use can accommodate 13 to 49 students or ch ldren, then 20' 20' on each side Otherwise 20' 5', but 2 side yards must	251 above average building elevation los.25 los density zone, then 25' above average building elevation of the control of the	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. 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 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.
	Process IIA Mone Chapter 150	equal at least 15.	building elevation 251-above A B See Section building elevation 105.25 If adjoining a low den-sity zone, then 25' above average building elevation — — — Unnerwise, 30' above	 May include accessory living facilities for staff persons. Any structure's norizontal dimension that is parallel to and within 100 feet of a low density 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Facility (Process IIA None Chapter 150 REGULA V84A)p.5/1-19-88/DC:rk	20° IO' on 10° 70% each side TIONS CONTINUED ON NEXT PAG	average Sullding elevation 25'-above C # See sverage building elevation- if ad- intology a	 May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's 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.
Footin	8810			REGULATIONS CONTINUED ON NEXT PAGE For other information about parking and parking areas, see Chapter 105. —For details of the regulations in this category, see Chapter 100. —For information of the regulations in this category, see Chapter 95. —For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.









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G F February		53	MI	NIMUMS REQUIRE	D YAF	ides	MAXIMO B B B B B B B B B B B B B B B B B B B	INS E			Zone Section PLA BE 60.35.e1)
Detached Dwelling Unit	None	5,000 sq. ft, per unit	50.	5', but 2 side yards must equal at least 15'	101	50%	25' above average building elevation	E	۸	2.0 per Unit	SPECIAL REGILATIONS 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.
AttachedDucl Hag Unit	Process -HB Chapter -152	5,000-sq ftper unir	===	5",-but 2" side yards aust equal at least 15"		- 50x 	25 - zbove- average - -bullding - -blevation-	- 8 -	*-	to P per	1. Hay be penditted only If Inia use with not significantly increase traffic on any acreed where low density uses predocinate. 2. If development GIT result in the isolation of a low density use, site and building design and landsceping cust citigate the impact of that isolation. 3. Parking cust be located beneath the structure to the caximum extent possible: 4. Any structure's horizontal dimension that its parablel to and within 100 feet of a low density some cay not exceed 50 feet if my part of that structure within 100 feet of the low density zone exceeds 15 feet above exerge building clavation. See, the Section is Chapter 115 entitied Distance Between Structures Regarding Maximum Horizontal facede Regarding for Turther details. 5. Chapter 116 contains regulations regarding home occupations and other accessory uses; facilities and activities essectated with this use: 6. Refer to Chapter 1 to determine what other provision of this code cay apply to the subject property.
Church	Process IIB Chapter 152	7.200 sq. ft.	20'	20' on each side	20'	70%	25° above average building elevation.	C		See Section 105.25	1. Hay 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 cust mitigate the impact of that isolation. 3. Note cannot exceed that normally associated with a residential neighborhood. 4. Scale and placement of the structure cust 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. 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. 5514A
Footi	ාලෑ(මස										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.







S. S.	Directi	(O)(N)(S)B FIRST,	road de across N	me to tind USE of REGULATIONS	, ,			ι	JSE	ZONE	CHART Zone Section			
合 原 人 PEGULATIONS	2 3 3 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			NIMUMS REQUIRED		DS /	MAXING.	#S / 5 / 5 / 5 / 5 / 5 / 5 / 5 / 5 / 5 /		\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				
School or Day Care Center	Process 116 Chapter 152 150	7,200 sq. ft.	Ef acc mo ch 50'	this use commodate 50 e students ldren, theo 50' on each side this use commodate 1 students or ldren, theo 20' on each side Otherwise 5', but 2 side yards must least 15'	or 50*	70%	25' above average building elevation.	D	_	See Section 105.25	1. May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 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 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 50 or more 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. 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 zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone acceeds 15 feet above average building elevation. See the Section in Chapter 115 chapter 1 to determine what other pr			
Public Utility	Process IIA Chapter 150	None	20*	20' on each side	20'	70%	25' above average building elevation.	A	В	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 building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in			
Government Facility	Process IIA Chapter 150	None	201	10° on each side	10'	701	25' above average building elevation.	C	В	See Section 105.25	Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade</u> <u>Regulation</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.			
Public Transit Shelter	Yone	lone ,	None	None	None	100%	15' above average building elevation.		See Spc. Reg. #2	None	Hay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Hay install transit route and information signs and markers.			
Public Park	one acre br more, then Process IIA Chapter 150 Otherwise, hone	Sone		i be determ e-by-case b			25' above average building elevation.	Section 2. Any structure's horizontal disension that is parallel to and within 100 feet of 105.25 density zone may not exceed 50 feet if any part of that structure within 100 feet						
Fool	eedond		Ť						Ĺ		For other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what may exceed this height limit, see Chapter 115. ——For details regarding required yards, see Chapter 115.			







USE ZONE CHART Specific Control Specific Chart Spe	<u> </u>	[Discool	\0 F199	T tond do		<u>.</u>							
Diseased Processed and Section 15 of the section of	}		(I)(O)(I)(SB 1HE	N. OCTOBA SC	er REGULATIO	MS.				USI	E ZO	NE	CHART
Detailing Unit Detailing Unit Detailing Unit Detailing Unit Detailing unit way be on each lot regardless of lat size.	1 3		. /	MII	,	FD VA	BDS .	MAXIM	UMS	-/w.	7.	7	Zone Hsection
Detailing Unit Detailing Unit Detailing Unit Detailing Unit Detailing unit way be on each lot regardless of lat size.	Ûns≅ 🖒		\$ 5 N	1 3 3 3 3 3 3 3 3 3 3	.7	7	\$ \\$\	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\$ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\				/
Attached or None None of None	Owelling	None	5,000 sq.ft		side yard must equa at least	9		If adjoin- ing a low density zone, then 25' over average building elevation. Otherwise, 30' above average building	£	A.	2.0 p	per	 For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the code.
Chapter 152 cach side density tone, then 25' above average building elevation. Otherwise, 30' above average building elevation. For other information about parking and parking areas, see Chapter 105. For other information about parking and parking areas, see Chapter 105. For other information about parking and parking areas, see Chapter 105. For other information about parking and parking areas, see Chapter 105. For other information about parking and parking areas, see Chapter 105. For other information about parking and parking areas, see Chapter 105. For other information in this category, see Chapter 100. For details of the regulations in this category, see Chapter 100. For details of the regulations in this category, see Chapter 100. For details of the regulations in this category, see Chapter 100. For details of the regulations in this category, see Chapter 100. For details of the regulations in this category, see Chapter 100.	Attached or Stacked Dwelling Units	None	with 3,600 sq.ft. per dwelling unit	1	side yards must equal at least	4		ing a low density zone, then 25° above average building elevation. Otherwise, 30° above average building	0	٨	Unit	1. 2. 3.	2: 16 development will result in the isolation of a low density use, site and building design and immissaping most altigate the impact of that isolation. 3. Parking must be located beneath the structure to the can imm 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. 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 7. Refer to Chapter 1 to determine what other provision of this fode may apply to the sub-
For information of the regulations in this category, see Chapter 100.	Church	Process IIB Chapter 152	7,200 sq.ft.			100.000		ing a low density zone, then 25' above average building elevation. Ditherwise, 30' above average building	С	В	Section		 If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
For details of what may exceed this height limit, see Chapter 115. ——————————————————————————————————	Footin	oles							Ĺ		<u>-</u>	For	For information of the regulations in this category, see Chapter 100. For details of what may exceed this height light, see Chapter 115





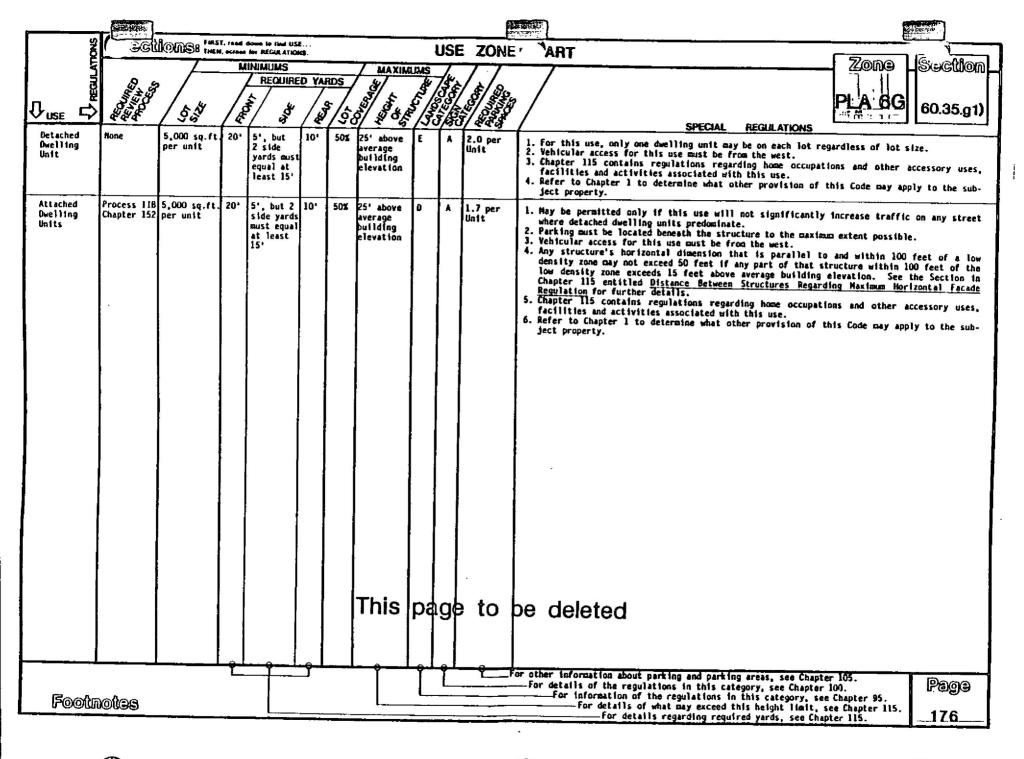
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School or Day Care Center	Process 150	5 % 5 %	If accommon chi 50°	INIMUMS REQUIRE	D YA	70 x	MAXIMB If adjoin- ing a low density zone, then 25' above average building elevation. Dtherwise, 30' above average building elevation.	MS S S S S	USE B B	\$ 20	1. May be permitted only if this where low density uses predom 2. If development will result design and landscaping must m 3. May locate on the subject property of the landscaping bust m 4. A 5 foot high fence along the located. 4. A 5 foot high fence along the fence of operation may be limited for the located for t	in the isolation of a low diffigate the impact of that isoperty only if— e neighborhood in which it is tal to the character of the side and rear property lines ited to reduce impacts on near set back from all property licommodate 50 or more students commodate 13 to 49 students or area must be provided if the facilities for staff persons.	ensity use, site and building plation. located; or neighborhood in which it is is required. by residential uses, inces as follows: or children, children. his use can accommodate 50 or
Public Utility Government Facility	Mone Process 11A Chapter 150		20'	20' on each side	10,	70%	If adjoin- ing a low density zone, then 25' above average building elevation. Diberwise, 30' above average building elevation.	C	8	See Section 105.25 See Section 105.25	low density zone exceeds 15 f	teet above average building ender above average building ender Between Structures Regards. In the what other provision of the structures are a structured to the area or the sension that is parallel to be feet if any part of that structures above average building ender the structures are sensored.	ructure within 100 feet of the levation. See the Section in ing Maximum Horizontal Facade at Code may apply to the sub- e area of the subject property City as a whole. and within 100 feet of a low sucture within 100 feet of the levation. See the Section in ang Maximum Horizontal Facade
Footi	sejoi		-		9					Ŷ	for details of what ma	and parking areas, see Chapte in this category, see Chapter ulations in this category, see ay exceed this height limit, s rding required yards, see Chap	10). Page 15.







MINIMUMS REQUIRED YARDS SPECIAL REGULATIONS SPECIAL REGULATIONS SPECIAL REGULATIONS SPECIAL REGULATIONS 1. May be permitted only if it will not unreasonably impede pedestrian movement or cre. 2. May install transit route and information signs and markers. 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 is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that is parallel to and within 100 feet of a low density zone exceeds 15 feet above average building elevation. See the Section forms and markers.	Ž	Directions:	RST, read down to find U: EN, across for REGULATIC	i£ MS.		- 11	SE ZON	E CUADY
PLOIS Training Process I and the second companies of t	2	8 5	MINIMUMS		MAXIM	LIMS	L. / /	
Shelter Chapter 142 Chapter 142 Chapter 142 Chapter 142 Chapter 143 Chapter 143 Chapter 143 Chapter 144 Chapter 144 Chapter 145 Chapter 155 Chapter 15		\$ \$ \$ \ 2 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	The state of the s	3/5	/ 4/ 5/ 5/4			DI A GE
Problet Park If one acre For care, Then For care Process IIA Chapter 150 Cha	Public Transii Shelter	d Process I None		None 100%	15° above average building	S	See None ipc. leg.	SPECIAL REGULATIONS 1. May be permitted only if it will not unreaspeat to
For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 100.	İ	or more, then Process 11A Chapter 150 Otherwise,	Will be deter a case-by cas	e bas s	If adjoin- ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building		B See Section	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 that the control of the control o
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Hanufacturing of Electrical Equipment												SPECIAL REGULATIONS
Manufacturing of Scientific or Photo- graphic Equip- ment												
Packaging of Prepared Naterials												
	Process IIB Chapter 152		of a	O' of these) structure creased 1'	for		If adjoin- ing a low density zone, then	^	c	ft. of		1. Vehicle access for this use must be from the east, unless atternate access can be provided - which will produce no more than a minimal traffic impact on streets where duelling units. 2. The site must be decised to understand the site of the s
Industrial Laundry Facility			ture above	1' the str exceeds 30 average b levation.)		25° above average building elevation.			floor a		 The site must be designed to reduce impacts on any adjoining residential uses. Hours of operation may be limited to reduce impact on residential areas. Outdoor storage and fabrication is not permitted. May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area. Any structure's horizontal description about the structure's horizontal description.
Wholesale Printing and Publishing							Otherwise, none					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
Establishment Providing Building, Con-											ľ	7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
struction, Plumbing, Electrical, Landscaping												5626A
or Pest Control											,	DOZ DA
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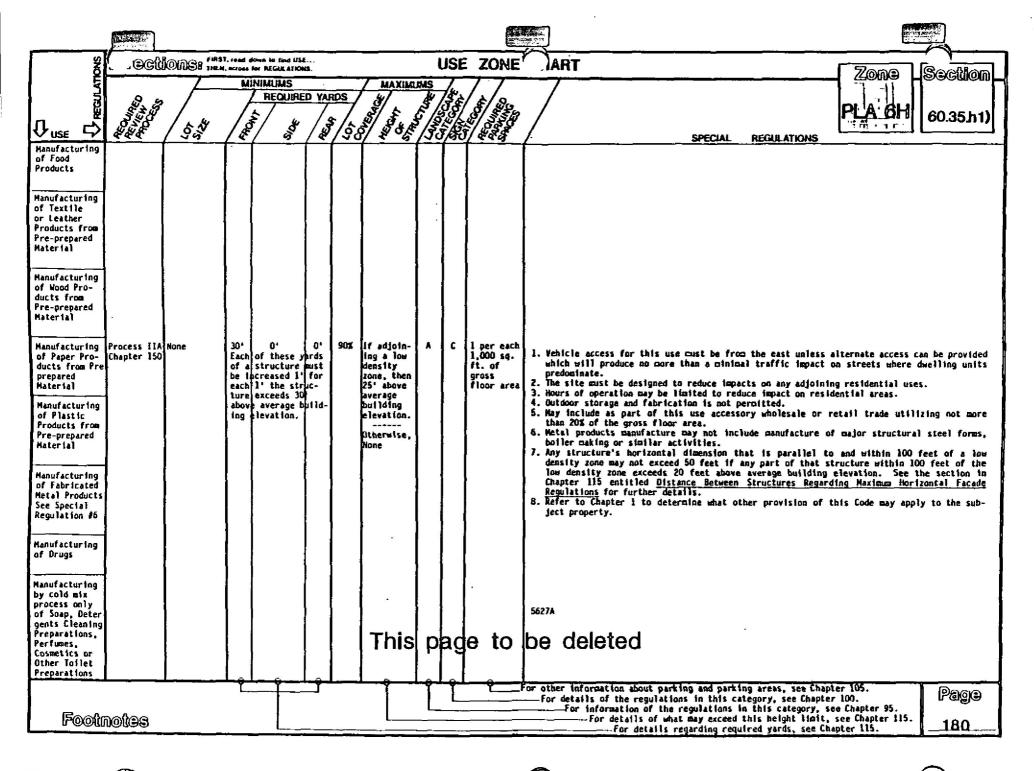
for details regarding required yards, see Chapter 115.

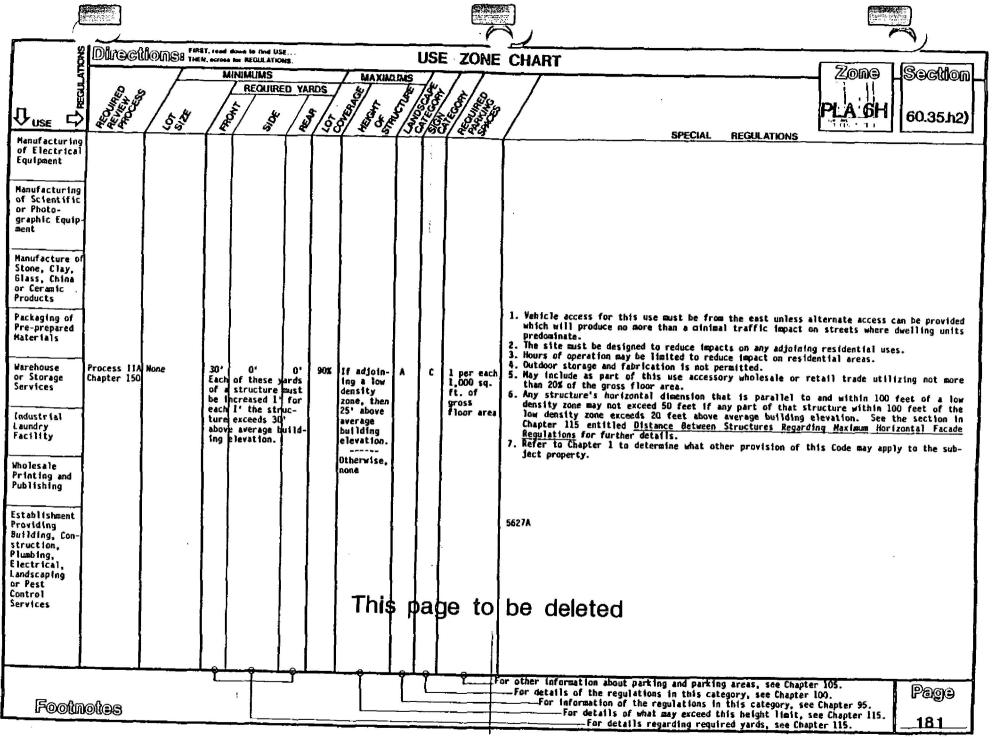






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Public Utility	Process II/ Chapter 150	Kone	30' Each of a be i each ture	O' of these :	o' ards must for uc-	80%	ing a low density zone, then 25' above average	1	B	See Section 105.25	1. Vehicle access for this use must be from the east unless afternate access can be provided which will produce no more than a commonly traffic impact on streets where duelling units predominate. 2. The site must be designed to reduce impacts on any adjoining residential uses. 3. Any building's horizontal dispersion that is available to reduce impacts or any adjoining residential uses.
Government Facility	Process IIA Chapter 150			e average t elevation.	W1 10-		building elevation. Otherwise, none	С	В	See Section 105.25	sity zone may not exceed 50 feet if any part of that structure within 100 feet of a 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. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Tranist Shelter	None	None	0'	0,	0,		15' above average building elevation.		See Spc. Reg.	None	Hay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Hay install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none		à.	ill be dete case-by-ca		is	If adjoin- ing a low density zone, then 25' above average' building elevation. Otherwise, none		В	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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Footi	noles		<u>.</u>						L		or other information about parking and parking areas, see Chapter 105. ——For details of the regulations in this category, see Chapter 100. ——For information of the regulations in this category, see Chapter 95. ——For details of what day exceed this height light, see Chapter 115. ——For details regarding required yards, see Chapter 115.





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Chapter 150 Government Process IIA	Each of a be to each ture	O' of these yestructure the structure of the structure o	nust for IC-	If adjoin- ing a low density zone, then 25° above average building elevation.			Sect Ion 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. 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 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 elevations.
Facility Chapter 150	bul l	ding elevat		Otherwise, none		5	ection 05.25	density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Transit Shelter	None 0°	0,	0' 100;	<pre>\$ 15' above average building elevation.</pre>	2	See M Spc. Reg. 12	one	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Hay install transit route and information signs and markers.
Public Park If one acre work or more, then Process IIA Chapter 150		11 be determ case-by-case	nined on basis	If adjoin- ing a low density tone, then 25' above average building elevation. 			ee Sction 15.25	 The design of the park cust serve the needs of the area in which it is located. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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Footnotes			<i>.</i>				TFo	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.







ONS	Directi	ONS THEM.	, reed & ACIDES (on REGULATIO	E.			ι	JSE	ZONE	CHART	Zone Section
SE COLLATIONS		24	MI	REQUIRI	7	ids S	MAXIME Se Se S	MS 8 / 8 / 8 / 8 / 8 / 8 / 8 / 8 / 8 / 8			SPECIAL REGULATIONS	PLA 6J 60.35.H)
Oetached Dwelling Unit	Nane	5,000 sq.ft per unit		5', but 2 side yard must equa at least 15'	10.	302	average building	E See Also Spc. Reg. #2	٨	2.0 per Unit	for this wse, only one dwelling unit may be on each lot re Must provide the buffer described in Buffering Standard 2 property adjoins a low density zone. Chapter 115 contains regulations regarding home occupat facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of ject property.	in Chapter 95 where the subject tons and other accessory uses,
Stacked Dwelling Unit	Process + HB -Ehapter 152 None	5,000 sq.ft. .per unit	201	5', but 2 side yard must equa at least 15'	2		building	D See also Spc. Reg.	A	1.7 per Unit 1. 2. 3. 4.	-L. Parking must be located beneath the building to the maximus. Any structure's horizontal dimension that is parallel to density zone may not exceed 50 feet if any part of that is low density zone exceeds 15 feet above average building Chapter 115 entitled Distance Between Structures Regar Regulation for further details. -3. Must provide the buffer described to Buffering Standard 2 property adjoins a low density zone. -4. Chapter 115 contains regulations regarding home occupat facilities and activities associated with this use. -5. Refer to Chapter 1 to determine what other provision of ject property.	and within 100 feet of a low tructure within 100 feet of the elevation. See the Section in ding Maximum Horizontal Facade in Chapter 95 where the subject ions and other accessory uses.
Detached, Attached, or Stacked Owelling Units	Process 118 Emapter 152 None	2 acres with at least 3,600 sq.ft. per unit.	Se	5', but 2 side yard must equa at least 15' e also Spe gulation #	il il idial	1	25' above average building elevation.	O See also Spc. Reg. #2	A	1.7 per Unit	1. Buildings may not be closer than 40' to any low density to 2. Must provide the buffer described in Buffering Standard 2 property adjoins a low density zone. 3. Parking must be located beneath the building to the maximu 4. The subject property must contain at least 200 sq. ft. suitable for many activities. If the subject property crequired open space must be in one or more pieces each least 20 feet. In addition, if the subject property cont 50% of this required open space must be in one or more pwidth of at least 40 feet. 5. Chapter 115 contains regulations regarding home occupat facilities and activities associated with this use. 6. Any structure's horizontal dimension that is parallel to density zone may not exceed 50 feet if any part of that s low density zone exceeds 15 feet above average building Chapter 115 entitled Distance Between Structures Regard Regulation for further details. 7. Refer to Chapter 1 to determine what other provision of ject property.	in Chapter 95 where the subject a extent feasible. per unit of common open space ontains six or more units, this aving a length and width of at ains 30 or more units, at least vicces each having a length and ions and other accessory uses, or and within 100 feet of a low tructure within 100 feet of the elevation. See the Section in sing Maximum Horizontal Facade
Church	Process IIB Chapter 152	7,200 sq.ft.	201	20° on each sto	20*	70x	25' above average building elevation.	С	8	See Section 105.25	1. Traffic cannot significantly impact any residential neighborant content of the structure must be in harmony with the structure must be in harmony with the structure of the structure must be in harmony with the structure of	ntial meighborhood. th the residential setting.
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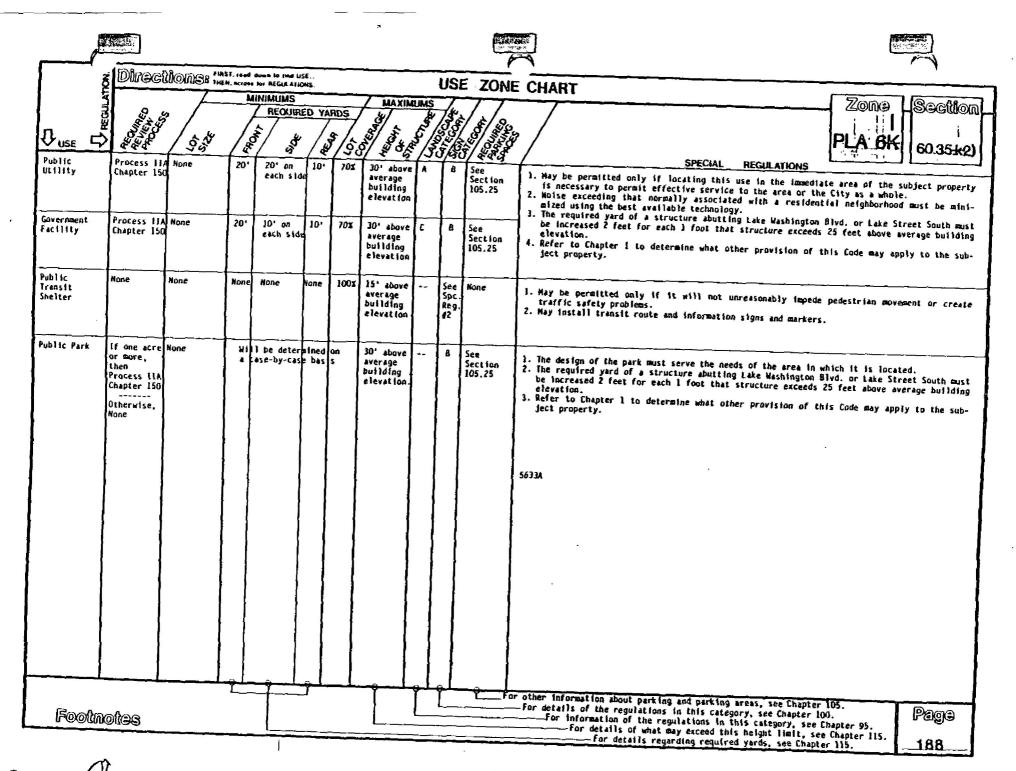
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School or Day Care Center	Proces s H Chepter 15 150		50°	this use commodate does student to the students to the student	te 50 or then 50° ide can 11 to or hen 10° de	70%	25° above average building elevation		В	See Section 105.25	1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 5 foot high fence 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. 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.
Public Utility	Process IIA Chapter 150		201	20' on each s		1	25' above average building elevation	٨	В	See Section 105.25	 May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Mexico.
Government Facility	Process IIA Chapter 150		20.	10° on each s	10°		25' above average building elevation	C	В	See Section 105.25	Chapter 115 entitled <u>Distance</u> <u>Between Structures</u> <u>Regarding Maximum Horizontal Facade</u> Regulation for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	None	None	lone		15' above average building elevation		See Spc. Reg.	Kane	Nay be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	M1	l be det ase-by-c	erpined ase bas	5	25' above average building elevation.		8	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. 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. 5632A
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18007	notes						<u>L</u>				For details of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding reguired yards, see Chapter 115.

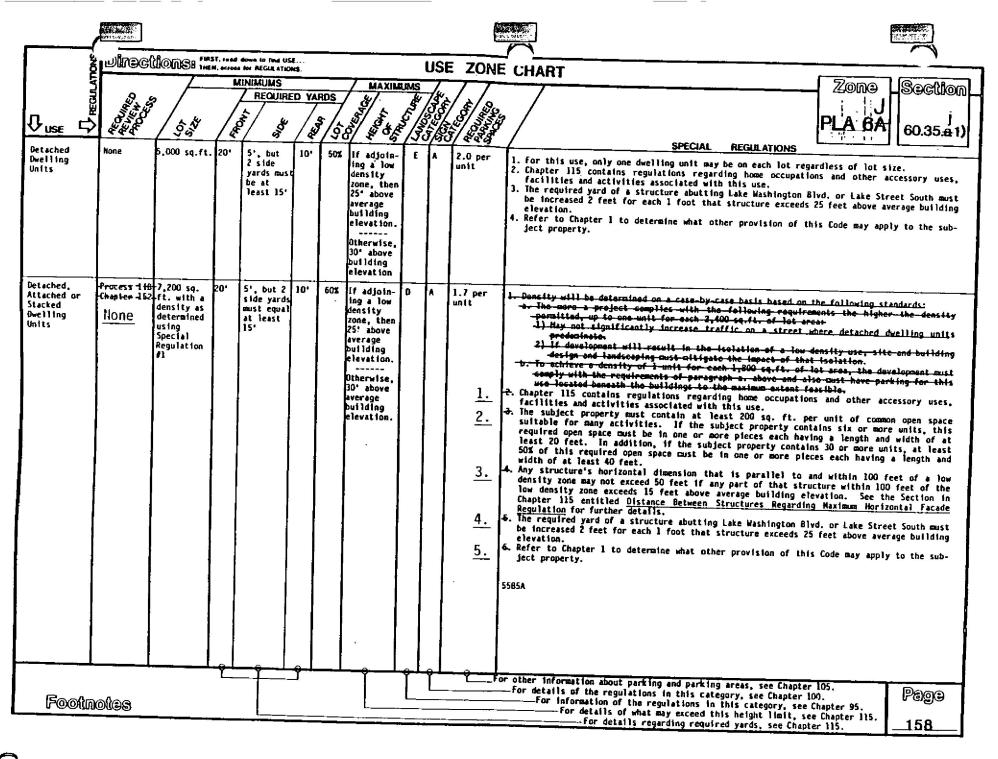






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Detached Owelling Units		*one	5,000 sq.ft		5', but 2 side yard must equa at least 15'	IS I	50x	30° above average building elevation.	E	A	2.0 per Unit	SPECIAL REGULATIONS 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. 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 take Washington Blvd. or take Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached or Stacked Dwelling Units		None	least 2,400 sq.ft.per unit. See also Special Regulation		5', but 2 side yard must equa at least 15'	1		30° above average building elevation.	D		1.7 per Unit	 May not develop at a density higher than I dwelling unit for each 3,500 square feet of lot area unless parking for this use is located beneath the buildings to the maximum extent feasible. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. The required yard of a structure abutting take Washington Blvd. or take Street South must be increased 2 ft.for each 1 ft. that structure exceeds 25 ft. above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
		Chapter 152	7,200 sq.ft.		20' on each side			30' above average building elevation.	С	8	See Section 105.25	 Traffic cannot significantly impact any residential neighborhood. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. The required yard of a structure abutting Lake Hashington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
School or Da Care Center	P C	rocess 118- Chapter 182- 150		acco chi 50' If t acco 49 s chil 20'	each side his use cad muodate 13 tudents or dren, then	or 50' to 10'		30' above average building elevation.	D	В		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 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. 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.
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Foot	(ක	වේල							느	<u>:</u>		For details of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 95. For details of what day exceed this height limit, see Chapter 115.
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Chapter 15 ft. each side	ing a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	 May not significantly increase traffic on a street where detached dwelling units predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Moise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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School or Day Care Chapter—162 ft. 150 Process—HB 7,200 sq. If this use can accommodate \$0 or more students or children, then 50' 50' on each side If this use can accommodate 13 to 49 or more students or children, then 20' 20' on each side Otherwise, 20' 5', but 10' 2 side yards must equal at least 15'		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 ditigate 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 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 50 or more 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. 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. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 10. The required yard of a structure abutting Lake Mashington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5585A
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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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Public Utility Process Chapter	IIA None	20'	20' on each sid	20		If adjoin- ing a low density zone, then 25' above	^	B	See Section 105.25	1. Hay 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
Government Process Facility Chapter	IIA None 150	201	10' on each side	10.		average- building elevation. Otherwise, 30' above average building elevation.		8	See Section 105,25	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.
Public Transit None Shelter	None	None	None	None	[]	15' above average building elevation.		See Spc. Reg.	None	1. Hay 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 a or more, then Process Chapter Otherwise none	1A. 50	GA	1 be deter e-by-case	pined basis		If adjoin- ing a low density zone, then 25' above average building elevation. 		В	See Section 105.25	1. The design of the park must serve the needs of the area in which it is located. 2. Any structure's 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. 3. The required yard of a structure abutting take Hashington Blvd. or take Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Footnotes				J					£	r other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 109. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.







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Detached Dwelling Units	None	5,000 sq.ft	20'		10'		30' above average building elevation.	•	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. Chapter 115 contains regulations regarding home occupations and other accessory use 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the sui
stacked Dwelling Juits	None	least 2,400 sq.ft. per unit. See Special Regulation		5°, but 2 side yard must equa at least 15°	s	60%	30' above average building elevation.	D	٨	1.7 per Unit	1. May not develop at a density higher than 1 dwelling unit for each 3,500 square foot of the area unless parking for this use is located beneath the building to the maximum. The 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 least 20 feet. In addition, if the subject property contains 30 or more units, at least 30 of this required open space must be in one or more places.
	Process IIB Chapter 152. IIA	7,200 sq.ft.	20*	20' on each side	204		30' above average building elevation.	С	В	See Section 105.25	T. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub- 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the sub-
chool or Day are Center	Process +18 Chapter +52 150	·	accommon chi 50° 1	each side his use ca modate 13 tudents or dren, then	or or 50' to		30° above average building elevation.	ם	В	See Section 105.25	1. May locate on the subject property only if— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence 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: b. 10 feet if this use can accommodate 50 or more 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. 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.
Footna	20 <u>1</u> 0		L]						or other information about parking and parking areas, see Chapter 105. — for details of the regulations in this category, see Chapter 100. — for information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115.



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Public Process IIF None Utility Chapter 150	each side an	overage Section 1. May be permitted only if locat	PECIAL REGULATIONS Ing this use in the immediate area of the subject proper e service to the area or the City as a whole.
Government Process IIA Mone Chapter 150	20' 10' on 10' 70% 30' av	O' above C B See Section 105.25	e service to the area or the City as a whole. e what other provision of this Code may apply to the su
Public None None Shelter	None None None 100x 15	above See None 1. May be permitted only if it will be the second of t	ll not unreasonably impede pedestrian movement or creat
Public Park If one acre or more, then Process IIA Chapter 150 Otherwise, None	Will be determined on 30° a case-by-case bas s ave but	above 8 See	formation signs and markers. The the needs of the area in which it is located, what other provision of this Code may apply to the sub-
Each - 1		For other information about parking and p. For details of the regulations in this	arking areas see Short 14
Footnotes	<u>L</u>		s category, see Chapter 100. ns in this category, see Chapter 95. eed this helght limit, see Chapter 115. eequired yards see Chapter 115.

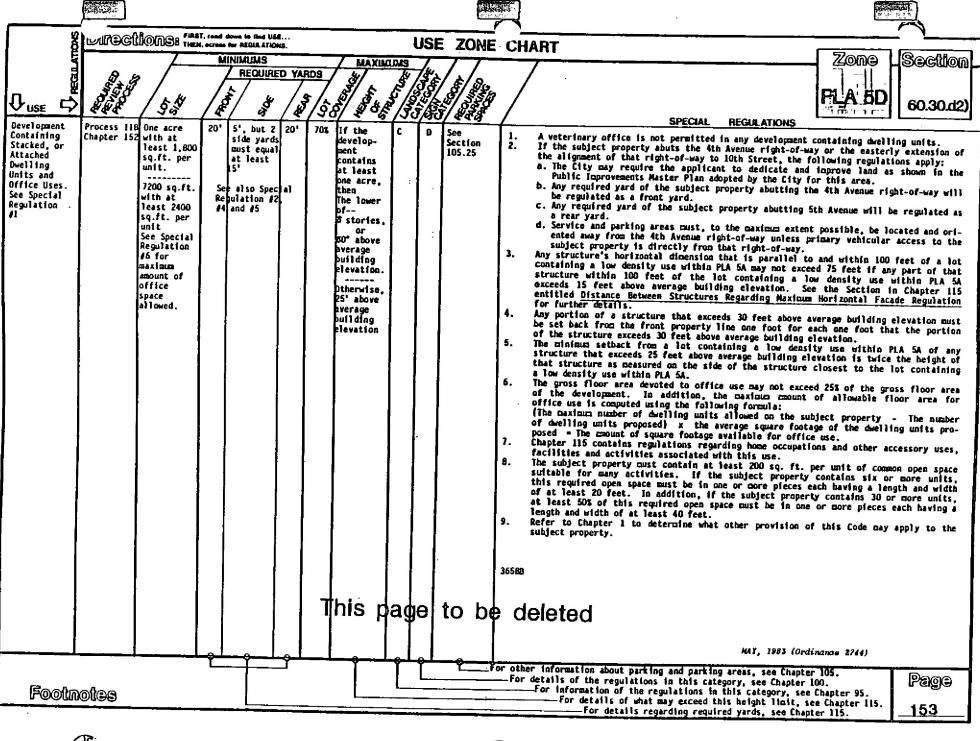
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Detached Dwelling Units	None	5,000 sq.ft per Unit	20' See Re	5', but 2 side yards mus equal at least 15' e also Spe- gulations 1 #4	10'	501	25' above average building elevation	•	*	2.0 per Unit	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 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 many 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.
Detached, Attached or Stacked Dwelling Units:	Process IIB Chapter 152		Ser Reg	5', but 2 side yards must equal at least 15' also Spec pulation #	lat	4- 40-	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-5 stories or average building elevation. Otherwise 25' above average building elevation.		Å	1.7 per unit	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 cust, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal discussion that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 6. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains 30 or more units, th
ntooil	eelor										or other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

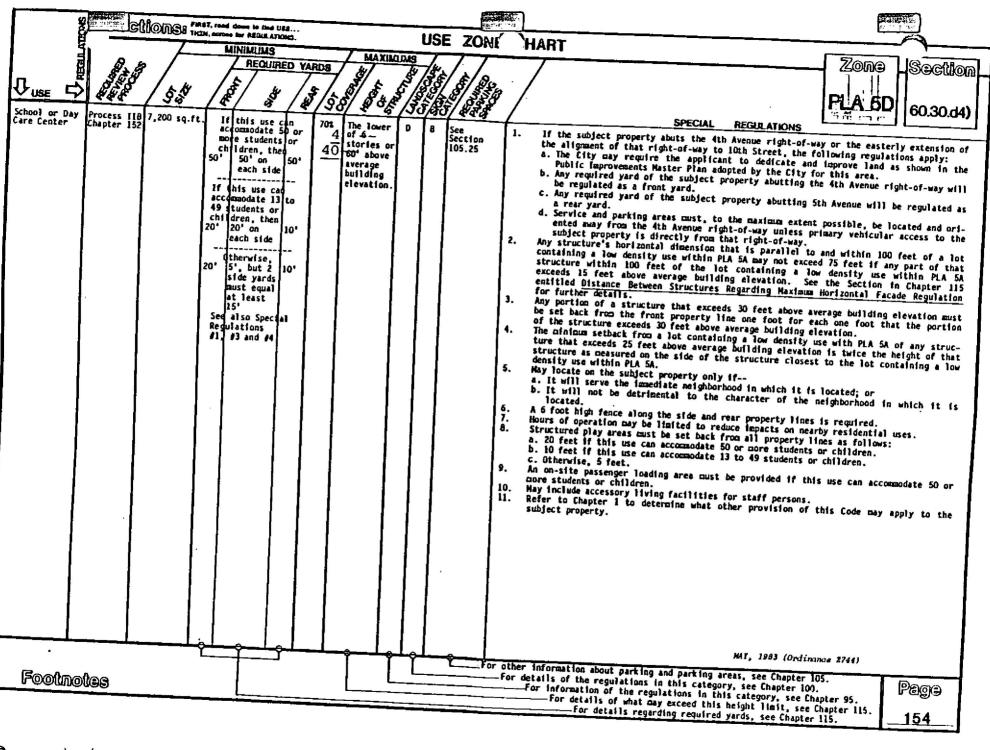








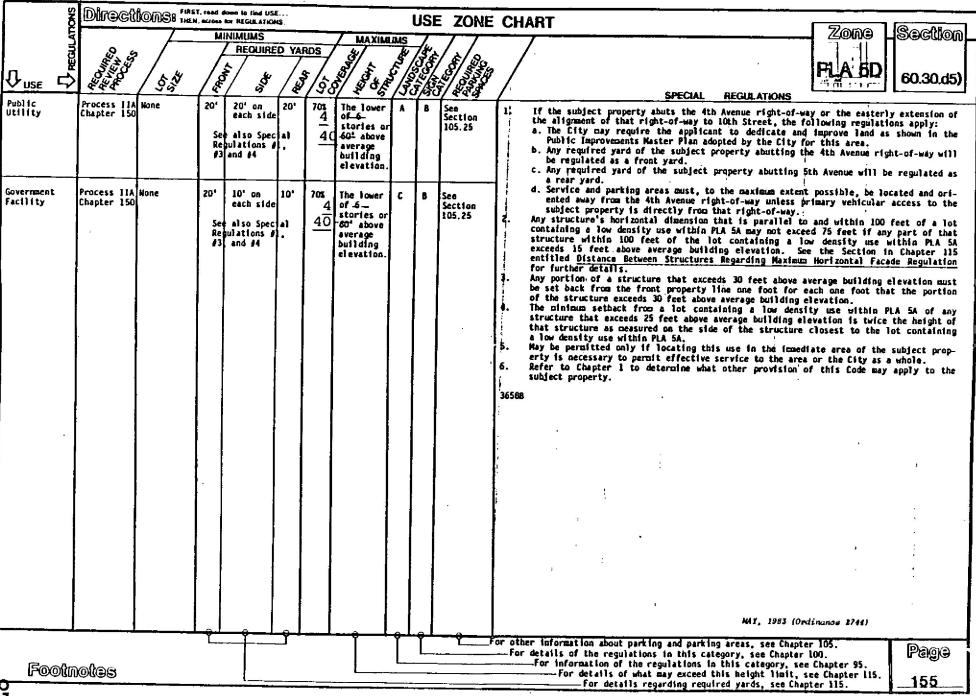
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₩ USE	<u> </u>	WW.F	53	1	\$ 30	1	1/38	\$\\ \$\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	3/38	î	\$/ <i>\$</i> \$\$	SPECIAL REGULATIONS	25 名: 17 (00.00.037
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Church		rocess IIA	7,200 sq.ft	Se Re	20° on each side also Spegulations, and #4	el clai	701 4 40	The lower	C	В	See Section 105,25	if the subject property abuts the 4th Avenue right-of- the alignment of that right-of-way to 10th Street, th a. The City may require the applicant to dedicate Public Improvements Master Plan adopted by the City b. Any required yard of the subject property abutting be regulated as a front yard. c. Any required yard of the subject property abutting a rear yard. d. Service and parking areas must, to the maximum ext ented away from the 4th Avenue right-of-way unless subject property is directly from that right-of-way Any structure's horizontal dimension that is parallel containing a low density use within PLA SA may not e structure within 100 feet of the lot containing a exceeds 15 feet above average building elevation. entitled Distance Between Structures Regarding Maxi for further details. Any portion of a structure that exceeds 30 feet abov be set back from the front property line one foot fo of the structure exceeds 30 feet above average buildin The minimum setback from a lot containing a low de structure that exceeds 25 feet above average building that structure as measured on the side of the structur a low density use within PLA SA. Traffic cannot significantly impact any residential ne Noise cannot exceed that normally associated with a re Scale and placement of the structure must be in harmon Refer to Chapter 1 to determine what other provision subject property.	if following regulation in disprove Fand as in the disprove Fand as in for this area. The 4th Avenue rigg 5th Avenue will be ent possible, be lo primary vehicular to and within 100 meed 75 feet if an 100 density use See the Section is use Horizontal Facutation in the section is the inference of the section is twice to closest to the idential neighborhood.	ions apply: s shown in the pht-of-way will e regulated as cated and ori- access to the feet of a lot y part of that within PLA 5A n Chapter 115 nde Regulation elevation must by the portion CLA 5A of any the height of lot containing
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				لحا		لىوسا		لــــــ		لم			rdinance 2744)	
										L_		ther information about parking and parking areas, see Cha or details of the regulations in this category, see Chapt	r 100	Page
Fo	onio	des			- 1			L					ee Chapter 95.	
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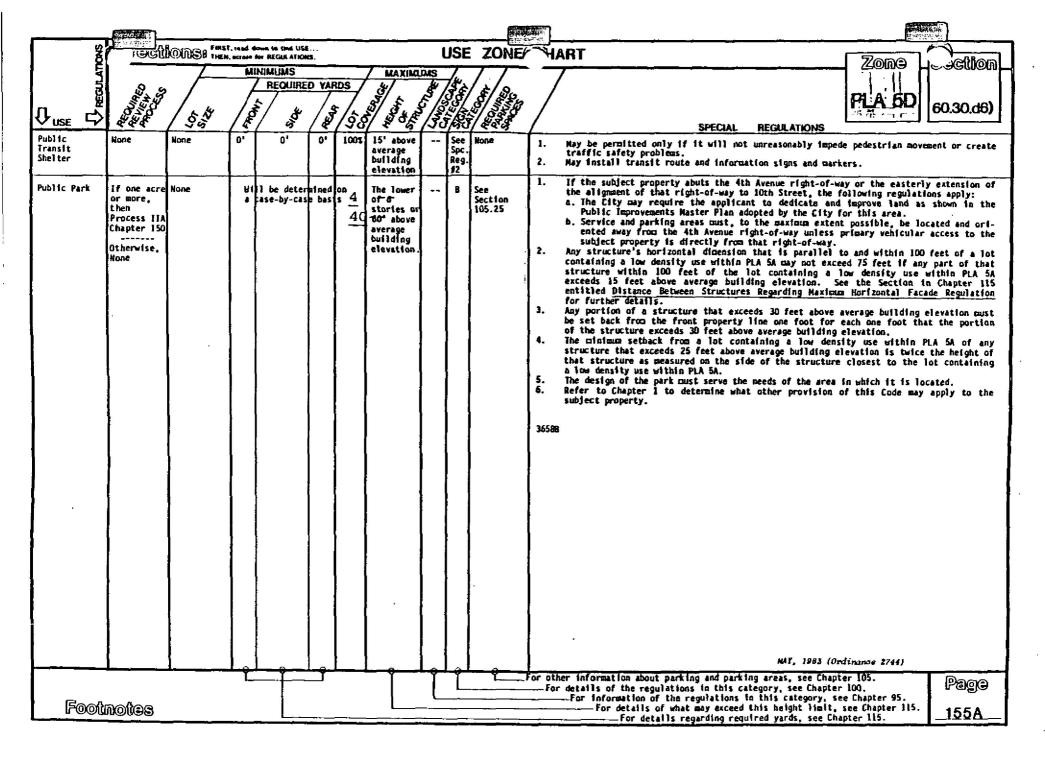












AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO.'S III-87-75, III87-76, III-87-77, III-87-78, IV-87-81, AND IV-87-82).

Section 1. Amends the text of the Use Zone Charts for the following Planned Area 6 and Planned Area 5D sections of Ordinance 2740, as amended, the Kirkland Zoning Code, to eliminate or modify required review process, amend heighth regulations, and modify special use regulations for certain specified permitted uses within each Planned Area 6 Subzone and Planned Area 5D:

Section 60.35.al Section 60.35a2 Section 60.35.a3 Section 60.35.b1 Section 60.35,b2 Section 60.35.b3 Section 60.35.b4 Section 60.35.cl Section 60.35.c2 Section 60.35.d1 Section 60.35.d2 Section 60.35.d3 Section 60.35.d4 Section 60.35.el Section 60.35.e2 Section 60.35.f1 Section 60.35.f2 Section 60.35.f3 Section 60.35.gl(deleted) Section 60.35.q2 Section 60.35.q3 Section 60.35.q4 Section 60.35.hl Section 60.35.h2 Section 60.35.h3(deleted) Section 60.35.il Section 60.35.i2 Section 60.35.jl Section 60.35.j2 Section 60.35.j3 Section 60.35.kl Section 60.35.k2 Section 60.30.dl Section 60.30.d2(deleted) Section 60.30.d3 Section 60.30.d4 Section 60.30.d5 Section 60.30.d6

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. 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 the effective date as five days after publication of this 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 3079 approved by the Kirkland City Council for summary publication.