

ORDINANCE NO. 3079

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.

Donna Cooper
MAYOR

ATTEST:

Janice Perry
City Clerk

APPROVED AS TO FORM:

[Signature]
City Attorney

9350C/289A/DC:br:np

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

USE ZONE CHART

Zone PLA 6A	Section 60.35.a1)
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USE	REGULATION	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	SIDE	REAR						
Detached Dwelling Units		None	5,000 sq.ft.	20'	5', but 2 side yards must be at least 15'	10'	50%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above building elevation	E A	2.0 per unit	1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
Detached, Attached or Stacked Dwelling Units		Process HB Chapter 152 None	7,200 sq. ft. with a 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	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 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. 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.	

5585A

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 CHART

Zone
PLA 6A

Section
60.35.a2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
Church	Process 115 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	<ol style="list-style-type: none"> 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. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> 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. 		
I IA													
School or Day Care Center	Process-HB Chapter-162	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side			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	<ol style="list-style-type: none"> 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-- <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 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. 10. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		
	150		If this use can accommodate 13 to 49 or more students or children, then 20' 20' on each side										
			20'	5', but 2 side yards must equal at least 15'	10'								

Footnotes

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

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

USE ZONE CHART

Zone
PLA 6A

Section
60.35.a3

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REQUIREMENTS			
			FRONT	SIDE	REAR						
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	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. Any building's horizontal dimension that is parallel to and within 100 feet of a low density 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. 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%	Otherwise, 30' above average building elevation.	C	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public 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	<ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> 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. <p>5585A</p>

Footnotes

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

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

USE ZONE CHART

Zone
PLA 6D
Section
b
60.35.(1)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
Detached Dwelling Unit	None	None	5,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	If adjoining a low density zone, then 25' above average building elevation.	E	A	2.0 per Unit	<ol style="list-style-type: none"> 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-118 Chapter-152 None	None	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%	Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	<ol style="list-style-type: none"> 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. 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.
Office Use	Process-118 Chapter-152 None	None	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.	<ol style="list-style-type: none"> 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 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. 7. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> 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.

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Footnotes

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

USE ZONE CHART

Zone IB	Section b
PLA 6D	60.35.d2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			LOT SIZE	FRONT	SIDE							
Development Containing Stacked or Attached Dwelling Units and Office Uses. See Special Regulation #1		Process 118 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	<ol style="list-style-type: none"> 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 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. 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Funeral Home or Mortuary		Process 118 Chapter 152 <u>145</u>	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	8	See Section 105.25	<ol style="list-style-type: none"> 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. 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. 4. 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 ZONE CHART

Zone B
PLA 6D
Section b
60.35.d3)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
Church		Process 118 Chapter 152	7,200 sq ft	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density 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 118 Chapter 152 149	7,200 sq ft	If this use can accommodate 50 or more students or children, then 50' 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' 20' on each side ----- Otherwise-- 20' 5', but 2 side yards must equal at least 15'			70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

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

Footnotes

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

USE ZONE CHART

Zone
IB
PLA 6D
 Section
b
60.35.d4)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
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	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 Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. 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	10'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	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. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5606A

Footnotes

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

USE ZONE CHART

Zone
PLA 6C
Section
60.35.c1)

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			FRONT	SIDE	REAR						
			MAXIMUMS								
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	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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	<ol style="list-style-type: none"> 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. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> 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-11A Chapter-150	8,500 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' 20' on each side ----- Otherwise-- 20' 5', but 2 side yards must equal at least 15' 10'			70%	25' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 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	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 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%	25' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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.

Footnotes

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

USE ZONE CHART

Zone PLA 6C	Section 60.35.c2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
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.	--	8	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 zone may not exceed 50 feet if any part of that structure within 100 feet of a 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.

5605A

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

USE ZONING CHART

Zone
PLA 6D
PLA 6E
Section
60.35.d.)
60.35.e.)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
				FRONT	SIDE	REAR						
Detached Dwelling 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 If ad-joining a low density zone, then 25' above average building elevation ----- Otherwise, 30' above average building elevation	E	A	2.0 per Unit	
Detached, Attached or Stacked Dwelling Units		Process IIB Chapter 152 If less than 3600 sq. ft. of lot area per unit, then Process IIB Chapter 152 otherwise, none. See Special Regulation 4.	5,000 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'	50%	25' above average building elevation If ad-joining a low density zone, then 25' above average building elevation ----- Otherwise, 30' above average building elevation	D	A	1.7 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	

SPECIAL REGULATIONS

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

4. 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.

- 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.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If 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.
 - On 2nd Avenue South, 3rd 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.
 - On 4th Avenue South:
24 feet of paved surface, 6 inch vertical curb on each side, 5 foot sidewalk on north 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.

REGULATIONS CONTINUED ON FOLLOWING PAGE

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REGULATIONS CONTINUED ON FOLLOWING PAGE

9357C/233A(5614A/B4A)p.1/1-19-88/DC:rk

Footnotes

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

USE CHART

Zo.
PLA. 6D
PLA. 6E

Section
60.35.d2)
60.35.e1)

USE	REGUL. REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		LOT SIZE	FRONT	SIDE						
		REGULATIONS CONTINUED FROM PREVIOUS PAGE								
						If ad- joining a low den- sity zone, then 25' above average building elevation ----- Otherwise, 30' above average building elevation				

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE
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. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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9357C/233A(5614A/B4A)p.4/1-19-88/DC:rk

Footnotes

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

Page

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

USE CHART

Zone
 PLA 6D
 PLA 6E
 Section
 60.35.d3)
 60.35.e2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
School or Day Care Center	Process IIB Chapter 152	7,200 sq. ft.	50'	If this use can accommodate 50 or more students or children, then 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' on each side ----- Otherwise 5', but 2 side yards must equal at least 15'	50'	50'	70%	25'-above-average building elevation. If adjoining a low density zone, then 25' above average building elevation ----- Otherwise, 30' above average building elevation	D	B	See Section 105.25
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25'-above-average building elevation. 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%	25'-above average building elevation. If adjoining a	C	B	See Section 105.25	

- SPECIAL REGULATIONS**
- May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate.
 - If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
 - May locate on the subject property only if--
 - It will serve the immediate neighborhood in which it is located; or
 - It will not be detrimental to the character of the neighborhood in which it is located.
 - A 6 foot high fence along the side and rear property lines is required.
 - Hours of operation may be limited to reduce impacts on nearby residential uses.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children.
 - May include accessory living facilities for staff persons.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. 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.
- 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.

REGULATIONS CONTINUED ON NEXT PAGE

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 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

Footnotes

Page

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

USE CHART

Zone
 PLA 6D
 PLA 6E
 Section
 60.35.d4
 60.35.e2

USE	REGULATIONS REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR							
		REGULATIONS CONTINUED FROM PREVIOUS PAGE									REGULATIONS CONTINUED FROM PREVIOUS PAGE
Public Transit Shelter	None	None	None	None	None	100%	low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	--	See Spc. Reg. 72	None	<ol style="list-style-type: none"> 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Park	If one acre or more, then Process 11A Chapter 150. Otherwise, none	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 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. 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.

9357C/233A(5614A/84A)p.8/1-19-88/DC:rk

9357C/233A(5614A/84A)p.7/1-19-88/DC:rk

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 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 6E
Section
60.35.e1)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
Detached Dwelling Unit	None	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	A	2.0 per Unit	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Attached Dwelling Unit	Process HB Chapter 152	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	B	A	1.7 per Unit	<ol style="list-style-type: none"> May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Parking must be located beneath the structure to the maximum extent possible. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density 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. Chapter 116 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Church	Process 118 Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>5614A</p>	

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 CHART

Zone
PLA 6E
Section
60.35.e2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
			FRONT	SIDE	REAR								
School or Day Care Center	Process IIA Chapter 150	111 150	2,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side	50'	50'	70%	25' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 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	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 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	None	20'	10' on each side	10'	70%	25' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> 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	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	None	None	Will be determined on a case-by-case basis			None	25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

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.

Footnotes

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

USE ZONE CHART

Zone	Section
PLA 6F	60.35(f)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY			
				FRONT	SIDE	REAR						
Detached Dwelling Unit		None	5,000 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	If adjoining a low density zone, then 25' over 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 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 IIB Chapter 152 <u>None</u>	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	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. 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.
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. 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 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.

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.

Footnotes

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

USE ZONE CHART

Zone PLA GF	Section 60.35.(2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR							
School or Day Care Center	Process 147, Chapter 162	150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side ----- If this use can accommodate 13 to 49 students or children, then 20' 20' on each side ----- Otherwise, 20' 5', but 2 side yards must equal at least 15'	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	<ol style="list-style-type: none"> May be permitted only if this use will not significantly increase traffic on any street where low density uses predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	None	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	<ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Government Facility	Process 11A, Chapter 150	None	None	10'	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	See Section 105.25	<ol style="list-style-type: none"> 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.

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

USE ZONE CHART

Zone PLA 6F	Section 60.35.13
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIREMENTS	
			FRONT	SIDE	REAR					

Public Transit Shelter	Process I Chapter 145	None	None	None	None	100%	15' above average building elevation.	--	See Sp. 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	--	8 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 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 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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Footnotes

- For 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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Sections: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE PART

Zone PLA 6G	Section 60.35.g1)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR						
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	<ol style="list-style-type: none"> 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.
Attached Dwelling Units		Process 118 Chapter 152	5,000 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	D	A	1.7 per Unit	<ol style="list-style-type: none"> 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 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. 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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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.

Footnotes

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

USE ZONE CHART

Zone PLA 6G	Section 60.35.g2)
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USE ↓	REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
Manufacturing of Electrical Equipment Manufacturing of Scientific or Photographic Equipment Packaging of Prepared Materials Warehouse or Storage Services Industrial Laundry Facility Wholesale Printing and Publishing Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services		Process 118 Chapter 152	None	30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, none	A	C	1 per each 1,000 sq. ft. of gross floor area 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. 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. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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Footnotes

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

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

USE ZONE CHART

Zone
PLA 6G
 Section
60.35.g3)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
			FRONT	SIDE	REAR					
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 118 Chapter 152	None	30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, None	A	C	1 per each 1,000 sq. ft. of gross floor area
Manufacturing of Plastic Products from Pre-prepared Material			Each of these yards must be increased 1' for each 1' the structure exceeds 30' above average building elevation.							
Manufacturing of Fabricated Metal Products See Special Regulation #6										
Manufacturing of Drugs										
Manufacturing by cold mix process only of Soap, Detergents, Cleaning Preparations, Perfumes, Cosmetics or Other Toilet Preparations										

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. 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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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 CHART

Zone
PLA 6G

Section
60.35.g4)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY			
			LOT SIZE	FRONT	SIDE						
Public Utility	Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	B	See Section 105.25	<ol style="list-style-type: none"> Vehicle access for this use must be from the east, unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate. The site must be designed to reduce impacts on any adjoining residential uses. Any building's horizontal dimension that is parallel to and within 100 feet of a low density 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. 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						C	B	See Section 105.25	
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Sp. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none	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	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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.

Footnotes

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

USE ZONE CHART

Zone
PLA 6H
Section
60.35.h1)

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	CATEGORY			
		FRONT	SIDE	REAR						
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 IIA Chapter 150	None	30'	0'	0'	90%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, None	A C	1 per each 1,000 sq. ft. of gross floor area	<ol style="list-style-type: none"> 1. Vehicle access for this use must be from the east unless alternate access can be provided which will produce no more than a minimal traffic impact on streets where dwelling units predominate. 2. The site must be designed to reduce impacts on any adjoining residential uses. 3. Hours of operation may be limited to reduce impact on residential areas. 4. Outdoor storage and fabrication is not permitted. 5. May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area. 6. Metal products manufacture may not include manufacture of major structural steel forms, boiler making or similar activities. 7. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. See the section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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										

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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 ZONE CHART

Zone PLA 6H 115.11	Section 60.35(h2)
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USE	REGULATIONS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR						
Manufacturing of Electrical Equipment Manufacturing of Scientific or Photographic Equipment Manufacture of Stone, Clay, Glass, China or Ceramic Products Packaging of Pre-prepared Materials Warehouse or Storage Services Industrial Laundry Facility Wholesale Printing and Publishing Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services	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'	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	<ol style="list-style-type: none"> 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. 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. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

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Footnotes

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

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

USE ZONE CHART

Zone
PLA 6H
 Section
60.35h3)

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY			
			FRONT	SIDE	REAR						
Public Utility	Process 11A Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	A	B	See Section 105.25	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 elevation. See the section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility	Process 11A Chapter 150	None	Each of these yards of a structure must be increased 1' for each 1' the structure exceeds 30' above average building elevation.					C	B	See Section 105.25	
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	--	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 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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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.

Footnotes

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USE ZONE CHART

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

Zone PLA B+	Section h 60.35(f)
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USE ↓	REGULATIONS ↑	MINIMUMS										MAXIMUMS		SPECIAL REGULATIONS
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES				
				FRONT	SIDE	REAR								
Detached Dwelling Unit	None	5,000 sq. ft per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E See also Spc. Reg. #2	A	2.0 per Unit	<ol style="list-style-type: none"> 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Must provide the buffer described in Buffering Standard 2 in Chapter 95 where the subject property adjoins a low density zone. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 			
Stacked Dwelling Unit	Process 118 Chapter 152 None	5,000 sq. ft per unit	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	D See also Spc. Reg. #3	A	1.7 per Unit <u>1.</u> <u>2.</u> <u>3.</u> <u>4.</u>	<ol style="list-style-type: none"> 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 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. 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. 			
Detached, Attached, or Stacked Dwelling Units	Process 118 Chapter 152 None	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 Spc. Reg. #2	A	1.7 per Unit	<ol style="list-style-type: none"> 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 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. 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 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. 			
Church	Process 118 Chapter 152	7,200 sq. ft.	20'	20' on each side	20'	70%	25' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> 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 subject property. <p style="margin-top: 10px;">5632A</p>			

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.

Footnotes

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

USE ZONE CHART

Zone **H**
PLA 6J
 Section **h**
60.35(j2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				
			FRONT	SIDE	REAR							
School or Day Care Center	Process H Chapter 150	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'	10' or 50'	10' or 50'	70%	25' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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	<ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 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%	25' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> 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	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

For 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.

Footnotes

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

USE ZONE CHART

Zone
PLA 6K
Section
60.35(k1)

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS				SPECIAL REGULATIONS	
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
Detached Dwelling Units	None	5,000 sq.ft.	10'	5', but 2 side yards must equal at least 15'	10'	50%	30' above average building elevation.	E	A	2.0 per Unit	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached or Stacked Dwelling Units	Process 118 Chapter 162 None	7,200 sq.ft. with at least 2,400 sq.ft. per unit. See also Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	60%	30' above average building elevation.	D	A	1.7 per Unit	<ol style="list-style-type: none"> May not develop at a density higher than 1 dwelling unit for each 3,600 square feet of lot area unless parking for this use is located beneath the buildings to the maximum extent feasible. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 ft. for each 1 ft. that structure exceeds 25 ft. above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Church	Process 118 Chapter 152	7,200 sq.ft.	20'	20' on each side	20'	70%	30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> 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 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.
School or Day Care Center	Process 118 Chapter 152 11A 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'			70%	30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> May locate on the subject property only if-- <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be detrimental to the character of the neighborhood in which it is located. A 6 foot high fence along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. May include accessory living facilities for staff persons. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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.

Footnotes

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USE ZONE CHART

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

Zone PLA 6K	Section 60.35(k2)
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USE	REGULATION	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR					
			FRONT	SIDE	REAR								
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2. 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. 	
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C	B	See Section 105.25		
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None		<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public 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		<ol style="list-style-type: none"> 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.

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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 ZONE CHART

Zone J	Section 1
PLA 6A	60.35.a.1)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES	
			LOT SIZE	FRONT	SIDE							REAR
Detached Dwelling Units		None	5,000 sq.ft.	20'	5', but 2 side yards must be at least 15'	10'	10'	50%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation	E A	2.0 per unit	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached or Stacked Dwelling Units		Process 118 Chapter 152 None	7,200 sq. ft. with a density as determined using Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	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	<ol style="list-style-type: none"> Density will be determined on a case-by-case basis based on the following standards: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> May not significantly increase traffic on a street where detached dwelling units predominate. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. To achieve a density of 1 unit for each 1,800 sq.ft. of lot area, the development must comply with the requirements of paragraph a. above and also must have parking for this use located beneath the buildings to the maximum extent feasible. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet. 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 Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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 ZONE CHART

Zone J
PLA 6A
Section 60.35.a2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS							MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	LOT SIZE	FRONT	SIDE	REAR	
			FRONT	SIDE	REAR									
Church	Process 118 Chapter 15	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. 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. 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.			
School or Day Care Center	Process 118 Chapter 162	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	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 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 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 Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.			

IIA

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Footnotes

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

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

USE ZONE CHART

Zone
PLA 6A
Section
60.35.a3

USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			LOT COVERAGE	MAXIMUMS HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			FRONT	SIDE	REAR						
			Public Utility	Process 11A Chapter 150	None						20'
Government Facility	Process 11A Chapter 150	None	20'	10' on each side	10'	70%	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	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	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, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> 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. <p>5585A</p>

Footnotes

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

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

USE ZONE CHART

Zone **K**
 Section **k**
 60.35(1)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES		
				FRONT	SIDE	REAR						
Detached Dwelling Units		None	5,000 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	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		None	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 L 2. 3.	1. May not develop at a density higher than 1 dwelling unit for each 2,600 square feet 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 30 or more units, at least width of at least 40 feet. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Church		Process 118 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. 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 subject property.
School or Day Care Center		Process 118 Chapter 152 IIA 150	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, 5', but 2 side yards must equal at least 15'	50'	70%	30' above average building elevation.	D	B	See Section 105.25	1. May locate on the subject property only if-- a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence 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.

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.

Footnotes

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

USE ZONE CHART

Zone **K**
PLA 61
 Section **k**
60.35:2)

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

SPECIAL REGULATIONS

- 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 - 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- 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.

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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 ZONE CHART

Zone
PLA 5D

Section
60.30.d1)

REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR						
Detached Dwelling Units	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	F	A	2.0 per Unit	<ol style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of lot size. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Detached, Attached or Stacked Dwelling Units	Process I18 Chapter 152	One acre with at least 1,000 sq.ft. per unit 7,200 sq.ft. with at least 2,400 sq.ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60%	For Detached, or Attached Dwelling Units, 25' above average building elevation. For Stacked Dwelling Units, if the development contains at least one acre, then the lower of - 4 - 6 stories or 40 - 60' above average building elevation. Otherwise 25' above average building elevation.	D	A	1.7 per Unit	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 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. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

36588
MAY, 1983 (Ordinance 2744)

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.

Footnotes

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

USE ZONE CHART

Zone PLA 5D	Section 60.30.d2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Development Containing Stacked, or Attached Dwelling Units and Office Uses. See Special Regulation #1		Process 11B Chapter 152	One acre with at least 1,800 sq.ft. per unit. ----- 7200 sq.ft. with at least 2400 sq.ft. per unit See Special Regulation #6 for maximum amount of office space allowed.	20'	5', but 2 side yards must equal at least 5'	20'	70%	If the development contains at least one acre, then the lower of-- 3 stories, or 50' above average building elevation. ----- Otherwise, 25' above average building elevation	C	D	See Section 105.25	<ol style="list-style-type: none"> A veterinary office is not permitted in any development containing dwelling units. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. The 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. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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MAY, 1983 (Ordinance 2744)

Footnotes	For other information about parking and parking areas, see Chapter 105.	Page 153
	For details of the regulations in this category, see Chapter 100. For information of the regulations in this 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 PLA 5D	Section 60.30.d3
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USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	STRUCTURE CATEGORY				
				FRONT	SIDE	REAR							
Church		Process 114 Chapter 150	7,200 sq.ft	20'	20' on each side See also Special Regulations #3, and #4	20'	70% 40	The lower of 6 stories or 60' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 75 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</u> Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. Traffic cannot significantly impact any residential neighborhood. Noise cannot exceed that normally associated with a residential neighborhood. Scale and placement of the structure must be in harmony with the residential setting. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

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MAY, 1983 (Ordinance 2744)

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.

ctions: FIRST, read down to the USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone
PLA 5D
Section
60.30.d4

USE

REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

MAXIMUMS

School or Day Care Center

Process 118 Chapter 152

7,200 sq.ft.

If this use can accommodate 50 or more students or children, then 50' on each side
 If this use can accommodate 13 to 49 students or children, then 20' on each side
 Otherwise, 5', but 2 side yards must equal at least 15'
 See also Special Regulations #1, #3 and #4

FRONT 50'

SIDE 10'

REAR 10'

LOT COVERAGE 70%
40

HEIGHT OF STRUCTURE The lower of 6 stories or 60' above average building elevation.

LANDSCAPE CATEGORY D

SIGN CATEGORY 8

REQUIRED PARKING SPACES 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. 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 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 along the side and rear property lines is 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.
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.

MAY, 1983 (Ordinance 2744)

Footnotes

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

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

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

USE ZONE CHART

Zone FLA 5D	Section 60.30.d5)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY			
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side <small>See also Special Regulations #3 and #4</small>	20'	70% $\frac{4}{40}$	The lower of 6 stories or 60' above average building elevation.	A	B	See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. c. 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.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side <small>See also Special Regulations #3 and #4</small>	10'	70% $\frac{4}{40}$	The lower of 6 stories or 60' above average building elevation.	C	B	See Section 105.25	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. 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. 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.

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MAY, 1983 (Ordinance 2744)

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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Sections: FIRST, read down to the USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone
PLA 5D

Section
60.30.d6

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			LOT SIZE	FRONT	SIDE						
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Sp. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, None	None	Will be determined on a case-by-case basis			40	The lower of 8 stories or 60' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. Any 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 <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. The design of the park must serve the needs of the area in which it is located. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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MAY, 1983 (Ordinance 2744)

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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SUMMARY OF ORDINANCE No. 3079

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, III-87-76, 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 height regulations, and modify special use regulations for certain specified permitted uses within each Planned Area 6 Subzone and Planned Area 5D:

Section 60.35.a1	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.c1
Section 60.35.c2	Section 60.35.d1
Section 60.35.d2	Section 60.35.d3
Section 60.35.d4	Section 60.35.e1
Section 60.35.e2	Section 60.35.f1
Section 60.35.f2	Section 60.35.f3
Section 60.35.g1(deleted)	Section 60.35.g2
Section 60.35.g3	Section 60.35.g4
Section 60.35.h1	Section 60.35.h2
Section 60.35.h3(deleted)	Section 60.35.i1
Section 60.35.i2	Section 60.35.j1
Section 60.35.j2	Section 60.35.j3
Section 60.35.k1	Section 60.35.k2
Section 60.30.d1	
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.


City Clerk