

ORDINANCE NO. 3100

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-88-53).

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated May 19, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-53; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on April 21, 1988, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

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

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

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

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

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

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

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

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

Passed by majority vote of the Kirkland City Council in regular, open meeting this 7th day of June, 1988.

Signed in authentication thereof this 7th day of June, 1988.

Doris Cooper
MAYOR

ATTEST:

Jamie Perry
City Clerk

APPROVED AS TO FORM:

Gail Bond
City Attorney

Acting

CHAPTER 1 - USER GUIDE

- 1.05 How to Use This Code
- 1.10 Additional Regulations

1.05 How To Use This Code

This Code has been designed and drafted to make it as easy as possible for the user to determine all land use regulations that apply to a particular piece of property and to uses, structures, and activities on that piece of property. Follow the step-by-step procedure laid out below to find applicable regulations.

1. Find the subject property on the Zoning Map. The subject property will be within one of the following Use Zones sequentially listed:

RS	BC	PLA 8
RSX	BCX	
<u>RM</u>	<u>CBD</u>	PLA 9
PR	LI	PLA 10
PO	PLA 1	PLA 11
WD I	PLA 2	PLA 12
WD II	PLA 3	PLA 13
<u>WD III</u>	PLA 4	PLA 15
FC I	PLA 4	<u>PLA 16</u>
FC II	PLA 5	<u>P</u>
FC III	PLA 6	
BN	PLA 7	

2. Refer to the text of this Code and find the Chapter that corresponds to the Use Zone in which the subject property is located.
3. Each of these Use Zone Chapters contains a series of charts. Read down the first vertical column of each chart to find the use in which you are interested. In some zones, certain uses are listed specifically (e.g. "Retail Variety or Department Store" in Neighborhood Business zones). In other zones, uses are listed generally (e.g. "Any Retail Establishment...Selling Goods or Providing Services..." in Community Business Zones). In many cases, the general listing encompasses what could otherwise be numerous separate uses.

Uses and activities that fall under the definition of "Adult Entertainment Use or Activity" are not permitted except as allowed in Chapter 72 of this Code.

4. After finding the appropriate use, then read across to find a variety of regulations that apply to the subject property. In addition,

- (16. Storm Water Retention - Do you want to find out the construction phase and permanent storm water retention and control requirements that apply to your development? If so, see Chapter 107.
- (17. Sight Obstructions at Intersections - Do you want to find out if you must keep part of the subject property near intersections--including the intersection of a driveway onto a street--free of sight obstructions? If so, you should read the section in Chapter 115 entitled Sight Distance at Intersections.
- ~~(18. Swimming Pools - Do you want to put a swimming pool on the subject property? If so, you should read the section in Chapter 115 entitled Swimming Pools - Fences Required.~~
- (19. Large Vehicles or Boats - Do you want to park or store a large vehicle or boat of any kind on property in a residential zone? If so, you should read the section in Chapter 115 entitled Vehicles - Size in Residential Zones Limited.
18. Heavy Equipment Operation - Do you want to know the City's limitation on hours during which certain construction activities are permitted? If so, you should read the section in Chapter 115 entitled Development Activities and Heavy Equipment Operation - Limitations On.
- ~~(20. Sanitary Sewer Connection Required - Do you want to know if you may use a septic tank on the subject property? If so, you should read the section in Chapter 115 entitled Sanitary Sewer Connection Required.~~
- ~~(21. Accessory Uses, Facilities and Activities - Do you want to conduct or use any uses, facilities or activities that are accessory to an allowed use on the subject property? If so, you should read the section in Chapter 115 entitled Accessory Uses, Facilities, and Activities.~~
20. Planned Residential Unit Developments - Do you want to develop a ~~primarily residential~~ development that does not strictly conform to the requirements of the zone in which it will be located? If so, see Chapter 125.
- (22. Amendments - If you are interested in amending the Zoning Map, text of the Zoning Code or Land Use Policies Plan, refer to Chapters 130, 135 and 140 respectively.

O-2732

The foregoing list has been provided as an aid to assist the reader in finding applicable regulations. However, you should review the table of contents of this Code to find other Chapters that may be of interest to you.

MARCH, 1983 (Ordinance 2732)
FEBRUARY, 1983 (Ordinance 2729)

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

320. Finished Grade - The final contour of the land surface prior to landscaping.
325. Floor - The horizontal surface inside a structure designed and intended for human use and occupancy, excluding parking areas.
327. Fuel Price Sign - A type of wall-mounted or pedestal sign displaying the price of fuel for motorized vehicles.
330. Glare - The reflection of harsh, bright light, or "the physical effect resulting from high luminancies or insufficiently shielded light sources in the field of view".
335. Government Facility - A use consisting of services and facilities operated by any level of government, excluding those uses listed separately in this Code.
340. Gross Floor Area - The total square footage of all floors in a structure as measured from either the interior surface of each exterior wall of the structure or, if the structure does not have walls, from each outer edge of the roof. Exterior areas may constitute gross floor area. See Chapter 115 of this Code.
345. Ground Floor - The floor of a structure that is closest in elevation to the finished grade along the facade of the structure that is principally oriented to the street which provides primary access to the subject property.
350. Ground Mounted Sign - All of the following: pole signs, pedestal signs and monument signs.
355. Heat - Added energy that causes substances to rise in temperature, fuse, evaporate, expand or undergo any other related change.
360. High Density Residential Zones - The following zones - RM 2.4; RM 1.8; PLA 5 A, B, C, D, E; PLA 6 A, B, D, I, ~~J~~; PLA 7 B, C; and PLA 9.
365. High Waterline - The line where the water meets the land when the water level of Lake Washington is 21.8 feet above mean sea level based on the Corps of Engineers Datum Point. High Waterline shall be construed to be the same as Ordinary High Water Mark (OHWM), as defined in WAC 173-16-030(10).

- 370. Home Occupation - An occupation, enterprise, activity, or profession which is incidental to a residential use, which is carried on for profit or customarily carried on for profit; and which is not an otherwise permitted use in the Zone in which it is pursued.
- 0-3031 (375. Horizontal Dimension - The length of the facade of a structure as measured along a plane, excluding eaves that extend out to a maximum of 18 inches from the exterior walls of a structure.
- 0-2952 (380. Hospital - An institution providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, extended care facilities or training facilities.
- 385. Hotel or Motel - A single building or group of buildings containing individual sleeping units intended for transient occupancy.
- 390. Improvement - Any structure or manmade feature.
- 395. Industrial Use - The uses allowed in the industrial zones and not permitted in any other zones.
- 400. Industrial Zones - LI; PLA 6 G, ~~H~~, and PLA 11.
- 405. Inner Harbor Line - The line designated as such on the Official Zoning Map.
- 410. Institutional Uses - The following uses: schools, churches, colleges, hospitals, parks, governmental facilities and public utilities.
- 415. Institutional Zones - The following zones: P; PLA 1 and PLA 12.
- 420. Instructional Sign - A sign which designates public information such as, but not limited to; public restrooms, public telephones, exitways and hours of operation.
- 425. Integral Sign - A sign displaying a building date, monument citation, commemorative inscription or similar historic information.

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 0-2952
 6126A/308A(8-11-87)

Aug. 1967 (Ordinance 3031)
 May 1986 (Ordinance 2952)
 Apr. 1984 (Ordinance 2796).

460. Land Use Policies Plan - Ordinance 2346 as amended or, if repealed, its successor document, listing the goals and policies regarding land use within the City.
465. Landscaping - The planting, removal and maintenance of vegetation along with the movement and displacement of earth, topsoil, rock, bark and similar substances done in conjunction with the planting, removal and maintenance of vegetation.
470. Landward - Toward dry land.
475. Linear Frontage of Subject Property - The frontage of the subject property adjacent or parallel to all open improved public rights-of-way. Frontage adjacent to I-405 is not applicable except for properties within FC I, FC II, and PLA 10 zones. If the subject property does not have frontage on an open improved right-of-way, the frontage of any public access easements which serve the subject property, and unopened rights-of-way which front on the subject property is the linear frontage of the subject property.
480. Lot - A piece of land having a specific account number on the King County Assessor's Map.
485. Low Density Use - A detached dwelling unit on a subject property that contains at least 7,200 square feet.
490. Low Density Zone - The following zones: RS 35, RSX 35, RS 12.5, RSX 12.5, RS 8.5, RSX 8.5, RS 7.2, RSX 7.2, RS 5.0, RSX 5.0, PLA 2, PLA 6C, and 6E, PLA 16, WD-II and comparable zones in other adjoining jurisdictions, except properties with approved Intent to Rezones to zoning designations other than low density.
491. Low Income Household - A household whose total gross income is less than or equal to 80% of the median household income in the Seattle Metropolitan Statistical Area. For low income senior citizen households, total assets shall not exceed the maximum established by the City Council.
492. Low Income Unit - A unit which contains a low income household. In addition, the rent for this type of unit shall not exceed 30% of the gross income of the eligible low income household.

500. Marquee Sign - Any sign which forms part of, or is integrated into, a marquee or canopy and which does not extend horizontally beyond the limits of such marquee or canopy.
505. Master Plan - A complete development plan for the subject property showing: placement, dimensions and uses of all structures as well as streets and other areas used for vehicular circulation.
510. Maximum Lot Coverage - The maximum percentage of the surface of the subject property that may be covered with structures, other than outdoor swimming pools, or any other materials which will not allow for the percolation of water into the underlying soils. Wood decks may be excluded if constructed with gaps between the boards and if there is pervious surface below the decks. If the subject property contains more than one use, the maximum lot coverage requirements for the predominant use will apply to the entire development.
515. Medium Density Use - Detached, attached, or stacked dwelling units on a subject property which contains at least 3,600 square feet per unit but not more than 7,199 square feet per unit.
520. Medium Density Zones - The following zones: RM-5.0; RM 3.6; WD-1; WD-III; PLA 3; PLA 6 E, -F, G, -J; B, F, H, K; and PLA 7 A.
525. Mean Sea Level - The level of Puget Sound at zero tide as established by the US Army Corps of Engineers.
527. Mini-Day-Care Center - A Day-Care operation with seven (7) to twelve (12) attendees at any one time, not including immediate family members who reside in the center.
528. Mini-School - A school operation with seven (7) to twelve (12) attendees at any one time, not including immediate family members who reside in the school.
530. Minor Lake - Any lake shown on the Environmentally Sensitive Areas Map, as adopted by the City Council and on file in the Planning Department, other than Lake Washington.
537. Modify - As used in Chapters 75, 122 and 125, the word modify means to allow or require a deviation from the provisions of this Code.

590. Office Use - A place of employment providing services other than production, distribution or sale or repair of goods or commodities. The following is a nonexclusive list of office uses: medical, dental or other health care; veterinary, accounting, architectural, engineering, consulting or other similar professional services; management, administrative, secretarial, marketing, advertising, personnel or other similar personnel services; sales offices where no inventories or goods are available on the premises, real estate, insurance, travel
595. Office Zones - The following zones: PO; PR 5.0, PR 3.6, PR 2.4; PR 1.8; PLA 3; PLA 5 B, C; PLA 6 B, D; PLA 10 B, C; PLA 11; PLA 13B; FC-III.


5. South Property Line Yard: That portion of a lot adjacent to and parallel with the south property line and at a distance therefrom equal to the required south property line yard depth.
6. High Waterline Yard: That portion of a lot adjacent to and parallel with the high waterline and at a distance landward therefrom equal to the required high waterline yard depth.
780. Residential Use - Developments in which persons sleep and prepare food, other than developments used for transient occupancy.
785. Residential Zone - The following zones: RS 35; ~~RSX 35~~; RS 12.5; ~~RSX 12.5~~; RS 8.5; ~~RSX 8.5~~; RS 7.2; ~~RSX 7.2~~; RS 5.0; ~~RSX 5.0~~; RM 3.6; ~~RM 2.4~~; RM 1.8; ~~WD-I~~; ~~WD-II~~; ~~WD III~~; PLA 2; PLA 5 A, D, E; PLA 6 A, C, D, E, F, H, I, J, K; PLA 7 A, B, C; PLA 9; PLA 15 A; PLA 15 B and PLA 16.
790. Restaurant or Tavern - Commercial use (excluding fast food restaurants) which sells prepared food or beverages and generally offers accommodations for consuming the food or beverage on the premises.
795. Retail Establishment - A commercial enterprise which provides goods and/or services directly to the consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office use.
800. Retention of Storm Water - The collection of water, due to precipitation, in a given area and the dispersment of these waters through the natural process of groundwater recharge and evaporation or the incorporation of this collection area into a natural stream and lake system and setting.
805. Right-of-Way - Land dedicated primarily to the movement of vehicles and pedestrians and providing for primary access to adjacent parcels. Secondarily, the land provides space for utility lines and appurtenances and other publically owned devices.
810. Right-of-Way Realignment - The changing of the horizontal position of the right-of-way.

923. Temporary Commercial Sign - A sign associated with a business; painted on a window or constructed of cloth, paper or similar flexible materials; readily removable; and displaying a temporary commercial message; but not including a real estate, on-site or real estate, off-site sign.
925. Topsoil - The uppermost strata of soil containing a large percentage of organic materials and which is capable of providing suitable nourishment for vegetation.
930. Traffic Control Devices - Signs, signals, stripes and other mechanical or graphic items which control the flow or direction of vehicular and pedestrian traffic.
935. Under Marquee Sign - A sign which is attached to and suspended from a marquee or canopy but does not extend beyond the marquee or canopy.
940. Uniform Building Code - The Uniform Building and related Codes as amended and adopted in Title 21 of the Kirkland Municipal Code.
945. Uniform Sign Code - The Uniform Sign Code as amended and adopted in Chapter 21.16 of the Kirkland Municipal Code.
955. Use - The nature of the activities taking place on private property or within structures thereon. Each separate listing under the "Use" column in the Chapters 15 through 65 of this Code is a separate use.
960. Use Zone - The zoning designations on the zoning map as follows:

RS 35	FCI	PLA 4	PLA 6 I
RSX 35			
RS 12.5	FC II	PLA 5 A	PLA 6 J
RSX 12.5			
RS 8.5	FC III	PLA 5 B	PLA 6 K
RSX 8.5			
RS 7.2	PO	PLA 5 C	PLA 7 A
RSX 7.2			
RS 5.0	BN	PLA 5 D	PLA 7 B
RSX 5.0			
RM 3.6	BC	PLA 5 E	PLA 7 C
	BCX		
RM 2.4	CBD-A	PLA 6 A	PLA 8
RM 1.8	CBD-B	PLA 6 B	PLA 9
WD I	CBD-C	PLA 6 C	PLA 10
WD II	CBD-D	PLA 6 D	PLA 11
WD III			PLA 12
PR 5.0	LI	PLA 6 E	PLA 13 A
PR 3.6	PLA 1	PLA 6 F	PLA 13 B
PR 2.4	PLA 2	PLA 6 G	PLA 15 A
PR 1.8			PLA 15 B
PO	PLA 3	PLA-6-H	PLA 16

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

USE ZONE CHART

Zone 	Section 20.10.a
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	SIDE	REAR						
Attached Dwelling Units		None	5,000 sq. ft. in an RM 5.0 otherwise 3,600 sq. ft.	20'	5' but, 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	E	A	2.0 per unit	
Attached or Detached Dwelling Units Detached Dwelling Units Not permitted in RM 5.0		None	3,600 sq. ft. with a density as established on the Zoning Map. See Special Regulation #1	20'	5' but, 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above building elevation.	D	A	1.7 per unit	

SPECIAL REGULATIONS

- For this use, only one dwelling unit may be on each lot regardless of the size of the lot.
 - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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- Minimum amount of lot area per dwelling unit is as follows:
 - In RM 5.0 zones the minimum lot area per unit is 5,000 sq. ft.
 - In RM 3.6 Zones the minimum lot area per unit is 3,600 sq. ft.
 - In RM 2.4 Zones the minimum lot area per unit is 2,400 sq. ft.
 - In RM 1.8 Zones the minimum lot area per unit is 1,800 sq. ft.
 - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 665D/303A/TS:br/5-6-88 RM
(505A/71A(p.2)2-23-88/TS:br)

5D/303A/TS:br/5-6-88 RM
505A/71A(p.1)

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE CHART										Zone	Section	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS			RM	20.10.b	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
			FRONT	SIDE	REAR										
church	Process IIA Chapter 150	7,200 sq ft	20'	20'	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4		<ol style="list-style-type: none"> Site must abut and be accessible from at least one roadway having at least 2 moving traffic lanes. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation. No parking is required for day-care or school ancillary to the use. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 			
665D/303A/TS:br/5-6-88 RM 605A/71A(p.3)5-4-88 TS:br)															
Footnotes										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.			Page 37		

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACE ²
			FRONT	SIDE	REAR						
School or Day Care Center	Process 11A Chapter 150	7,200 sq ft	15'	50' or more students or children, then-- 50' on each side	50'	70%	If adjoining a low density zone other than RSX, 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 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. 2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by 5'. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 10. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. <ol style="list-style-type: none"> 11. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation.
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop	Process 11A Chapter 150	7,200 sq.ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location. 2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. 3. Must be located on a collector arterial or higher volume right-of-way. 4. Placement and scale must indicate pedestrian orientation. 5. Must mitigate traffic impacts on residential neighborhood. 6. Gross floor area may not exceed 3000 sq. ft. 7. May not be located above the ground floor of a structure. 8. Hours of operation may be limited to reduce impacts on nearby residential uses. 9. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. <ol style="list-style-type: none"> 10. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation. 11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

665D/303A/TS:br (5505A/71A/p.5) 5-17-88 RM

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 RS	Section 20.10.c
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR	LOT SIZE					
in-school or mini-day-care (7-12 attendees) or day-Care Home (5 or less attendees)		None	3,600 sq.ft	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation.	0	8	See Section 105.25

SPECIAL REGULATIONS

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

665D/303A/TS:br/5-6-88 RM
6505A/71A(p.6)2-23-88/TS:br)

655D/303A(p.7)TS:br 5-17-88 RM
6505A/71A/p.7)

Footnotes

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

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							
Convalescent Center Nursing Home		Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 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.
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C See Spc. Reg. #5	B	See Section 105.25	<ol style="list-style-type: none"> For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and impacts associated with the use on the nearby uses. 665D/303A/TS:br/5-6-88 RM (5505A/71A(p.13)TS:br/5-4-88)

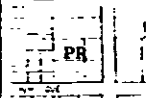
665D/303A/TS:br/5-6-88
505A/71A(p.10)5-4-88/TS:bd

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 	Section 25.10.a
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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Attached dwelling units	None	3,600 sq ft	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per unit
Attached or stacked dwelling units	None	3,600 sq. ft. with a density as established on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per unit

SPECIAL REGULATIONS

- For this use, only one dwelling unit may be on each lot regardless of lot size.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Minimum amount of lot area per dwelling unit is as follows:
 - In PR 5.0 zones, the minimum lot area per unit is 5,000 sq.ft.
 - In PR 3.6 zones, the minimum lot area per unit is 3,600 sq.ft.
 - In PR 2.4 zones, the minimum lot area per unit is 2,400 sq.ft.
 - In PR 1.8 zones, the minimum lot area per unit is 1,800 sq.ft.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- If the subject property contains four or more units, then it must contain at least 200 sq. ft. per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 sq. ft. and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 sq. ft. per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- The required yard of a structure abutting Lake Wash. Blvd. or Lake St. S. must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

723D/284A(p.2)TS:br (5511A/84A/p.2) 5-11-88 PR

23D/284A/TS:br (p.1) (5511A/84A/p.1) 5-1-88 PR

Footnotes

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

USE	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						
Office Uses	None	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	If medical dental, or veterinary office, then one per each 200 sq.ft. gross floor area ----- Otherwise, one per each 300 sq.ft. of gross floor area	<p style="text-align: center;">SPECIAL REGULATIONS</p> <ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependant on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
3D/283A(p.3)TS:br (5511A/84A) 5-11-88 PR											


Footnotes

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

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

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

USE ZONE CHART

Zone 	Section 25.10.b
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SPECIAL REGULATIONS

1. This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location.
2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. 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.

723D/386A(p.8)TS:br (5511A/84A/p.9) 5-11-88 PR

723D/386A(p.8)TS:br (5511A/84A/p.9) 5-11-88 PR

Footnotes

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

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

USE ZONE CHART

Zoning PR	Section 25.10.b
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
			FRONT	SIDE	REAR					
Development Containing Stacked or Attached Dwelling units and Office Uses. See Special Regulation #1	None	3,600 sq. ft. with a residential density as established on the Zoning Map. See Special Regulation #2	20'	5', but 2' side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	See Section 105.25
723D/386A(p.5)	TS:br (5511A/84A/p.6)	5-11-88 PR								

SPECIAL REGULATIONS

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

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

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.


723D/386A(p.6)TS:rk (5511A/84A/p.7) 5-19-88 PR

Footnotes

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

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

USE ZONE CHART

Zone 	Section 25.10.c
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS								
			FRONT	SIDE	REAR						
<p>grocery Store, rug Store, laundromat, Dry Cleaners, Barber Shop, or Shoe Repair shop</p>	Process 1 Chapter 145	2,200 sq.ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> This use may be permitted only if it is specifically consistent with the comprehensive plan in the proposed location. May not be located above the ground floor of a structure. Gross floor area cannot exceed 3000 sq.ft. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
<p>Funeral Home or Mortuary</p>	Process 1 Chapter 145	2,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

7230/284A(p.9)TS:br (5511A/7DA/p.7) 5-11-88 PR

7230/284A(p.10)TS:br (5511A/71A/p.8) 5-11-88 PR

Footnotes

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

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

USE ZONE CHART

Zoning

PR

Section

25-10-d

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							
Church		Process I Chapter 145	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. No parking is required for daycare or school ancillary to the use.
School or Day Care Center		If this use is adjoining a low density zone, then Process I Chapter 145 Otherwise, None	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' If this use can accommodate 13 to 49 students or children, then 20' 20'	50' on each side 20' on each side Otherwise 5', but 2 side yards must equal at least 15'	50'	70%	If adjoining a low density zone other than RSX, 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. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. along the side and rear property lines is required. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <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. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 7. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

723D/284A(p.11)TS:br (5511A/71A/p.9) 5-1-88 PR

723D/284A(p.12)TS:br (5511A/71A/p.10) 5-11-88 PR

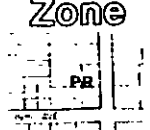
Footnotes

- 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 	Section 25.10.d
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
		FRONT	SIDE	REAR						
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average elevation.	E	B	See Section 105.25

SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
- A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5'.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).

23D/284A(p.13)TS:br (5511A/71A/p.11) 5-11-88 PR

723D/284A(p.14)TS:br (5511A/71A/p.12) 5-11-88 PR

Footnotes


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

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USE ZONE CHART

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

Zc

PR

Section
25.10.d

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS									
			FRONT	SIDE	REAR							
Invalenscent enter r Nursing ome	Process I Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Utility	Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <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. 	

230/284A(p.15)TS:br (5511A/71A/p.13) 5-11-88 PR

723D/284A(p.16)TS:br (5511A/71A/p.14) 5-11-88 PR

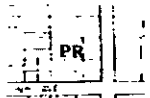
Footnotes

- 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

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

USE ZONE CHART

Zone  PR	Section 25.10.e
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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						
Government facility	Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spc. Reg. # 6	B	See Section 105.25	
Public Transit Center	None	None	None	None	None	100%	15' above average building elevation.	---	See Spc. Reg. #2	See Section 105.25	
Public Park	See Special Regulation #2 and #3	Will be determined on a case-by-case basis									See Section 105.25

SPECIAL REGULATIONS

- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 - Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
-
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 - May install transit route and information signs and markers.

723D/284A(p.17)TS:br (5511A/84A/p.15) 5-11-88 PR

723D/284A(p.18)TS:br (5511A/71A/p.16) 5-11-88 PR

Footnotes

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			LOT SIZE	FRONT	SIDE						
Office Uses	None	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RS1, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	If medical dental, or veterinary office, then one per each 200 sq.ft. gross floor area ----- Otherwise, one per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependant on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
Restaurant or Tavern	Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	E	1 per each 100 sq.ft. of gross floor area	<ol style="list-style-type: none"> May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Funeral Home or Mortuary	Process I Chapter 145	None	20'	20' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

300/386A(p.1)TS:br (6082A/82A) 5-11-88 PO

7300/386A(p.2)TS:br (6082A/71A) 5-11-88 PO

Footnotes

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

USE ZONE CHART

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

Zone	Section
RQ	27.10.a

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Grocery Store Drug Store, Laundromat, Dry Cleaners, Barber Shop, or Shoe Repair Shop	Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise 30' above average building elevation	B	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. May not be located above the ground floor of a structure. 2. Gross floor area cannot exceed 3000 sq.ft. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

OD/386A(p.4)TS:br (6082A/71A) 5-11-88 PO

730D/386A(p.3)TS:br (6082A/71A) 5-11-88 PO

Footnotes

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

USE ZONE CHART

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

ZC

Section

27.10.b

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						
Church		Process 1 Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupant load of any area of worship. See Spec. Reg. #3	
School or Day Care Center		Process 1 Chapter 145	None	If this use can accommodate 50 or more students or children then 50' 50' on each side 50'			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	B	See Section 105.25	
				If this use can accommodate 13 to 49 students or children then 20' 20' on each side 20'								
				20'	Otherwise, 5', but 2 side yards must equal at least 15'	10'						

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. No parking is required for day-care or school ancillary to the use.

4. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
5. Hours of operation may be limited to reduce impacts on nearby residential uses.
6. Structured play areas must be set back from all property lines as follows:
 - a. 20 feet if this use can accommodate 50 or more students or children.
 - b. 10 feet if this use can accommodate 13 to 49 students or children.
 - c. Otherwise, 5 feet.
7. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
8. May include accessory living facilities for staff persons.
9. If any portion of a structure is adjoining a low density zone then, either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

730D/386A(p.6)TS:br (6082A/82A/p.8) 5-12-88 PO

730D/386A(p.5)TS:br (6082A/71A/p.5) 5-12-88 PO


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 	Section 27.10.b
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USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.		B	See Section 105.25	
Convalescent center Nursing home	Process 1 Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	

SPECIAL REGULATIONS

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

00/386A(p.7)TS:br (6082A/71A p.7) 5-12-88 PD

7300/386A(p.8)TS:br (6082A/71Ap.8) 5-12-88 PO


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 	Section 27.10.c
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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
Public Utility	Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	B	See Section 105.25	
Government Facility	Process I Chapter 145	None	20'	10' on each side	10'	70%	Otherwise 30' above average building elevation	C See Spec Reg. #3	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc Reg. #2	See Section 105.25	
Public Park	See Special Regulation #2 and #3	None	Will be determined on a case-by-case basis						B	See Section 105.25	

SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- For a Government Facility use, landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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

300/386A(p.11)TS:br (6082A/71A/p.11) 5-12-88 PO

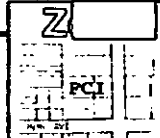
730D/386A(p.11)TS:br (6082A/71A/p.12) 5-12-88 PO

Footnotes

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

USE ZONE CHART

Z



Section

35.10.a

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Office Use	None	None	20'	0'	0'	80%	None 30' above average building elevation. See also Special Regulation #6.	C	D	See Section 105.26 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.		
Vehicle Service Station	None	None	40'	15'	15'	80%	30' above average building elevation	A	F	See Section 105.25		

REGULATIONS CONTINUED ON NEXT PAGE

550/353A(p.1)TS:br (5565A/367A) 5-12-88 FC-1

- ### SPECIAL REGULATIONS
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The following regulations apply to veterinary office only:
 - May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.
 - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
 - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Structure height may be increased above 30 feet in height through a Process 11A, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

REGULATIONS CONTINUED ON NEXT PAGE

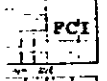
2550/353A(p.3)TS:br (5565A/367A) 5-12-88 FC-1

Footnotes

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

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

USE ZONE CHART

Zone 	Section 35.10.a
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USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REQUIREMENTS			
			FRONT	SIDE	REAR						
Restaurant or Tavern	None	None	20'	0'	0'	80%	30' above average building elevation	IB	F	per each 100 sq. ft. of gross floor area	<ol style="list-style-type: none"> Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Fast Food Restaurant	None	None	20'	0'	0'	80%	30' above average building elevation	A	F	per each 50-80 sq. ft. of gross floor area	<ol style="list-style-type: none"> Must provide one outdoor waste receptacle for every 8 parking stalls. Access for drive through facilities must be approved by the Public Works Services Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Hotel or Motel	None	None	20'	0'	0'	80%	None 30' above average building elevation. See also Special Regulation #5	IB	F	See Section 105-25 1 per each room. See also Special Reg. #6	<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. May include meeting and convention facilities. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.

2550/353A(p.2)TS:br (5565A/367A) 5-12-88 FC-I

Each of these yards of a structure must be increased 1' for every 1' the structure exceeds 30' above average building elevation See Special Reg. #4

Footnotes


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

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
		FRONT	SIDE	REAR							
retail establishment providing entertainment, recreational-cultural activities	None	None	20'	0'	0'	80%	30' above average building elevation.	B	F	1 per every 4 fixed seats	<p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>

Footnotes

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

USE ZONE CHART

Zone 	Section 35.10.b
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
retail establishment including groceries and related items		None	None	20'	0'	0'	80%	30' above average building elevation	B	F	per each 100 sq.ft. of gross floor area	<ol style="list-style-type: none"> Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
retail establishment other than those listed in this zone providing goods and services to freeway traveler. See Special Regulation		Process 118 Chapter 142 Process 1 Chapter 145	Will be determined on a case-by-case basis based on the nature and impacts of the proposed use. The City will use the requirements of other uses in this zone as a guide.								See Section 05.25	<ol style="list-style-type: none"> A particular use or development may be approved under this listing if-- <ol style="list-style-type: none"> The use or development is principally geared towards serving the freeway traveler; and It is reasonable to anticipate that the use or development will be patronized by sufficient freeway travelers to support it. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

REGULATIONS CONTINUED ON NEXT PAGE

CONTINUED ON FOLLOWING PAGE

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256D/353A(p.3)TS:br (5565A/367A) 5-12-88 FC-I

Footnotes

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

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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
School or Day-Care Center		None	None	20'	0'	0'	80%	30' above average building elevation	D	B	See Section 105.25

CONTINUED FROM PREVIOUS PAGE

REGULATIONS CONTINUED ON NEXT PAGE

256D/353A(p.2) (5565A/367A) 5-12-88/TS:br FC-I

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE
<ol style="list-style-type: none"> A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <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. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
REGULATIONS CONTINUED ON NEXT PAGE
256D/353A(p.4)TS:br (5565A/367A) 5-12-88 FC-I

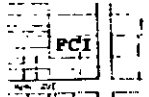
Footnotes

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

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

USE ZONE CHART

Zone 	Section 35.10.b
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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						
REGULATIONS CONTINUED FROM PREVIOUS PAGE											
chool r Day- are enter		None	None	20'	0'	0'	80%	30' above average building elevation.	D	B	See Section 105.25
ini-school mini-day- are (7-12 tendees) or y-care home or less tendees)		None	None	20'	0'	0'	80%	30' above average building elevation.	D	B	See Section 105.25
Public Utility		None	None	20'	0'	0'	70% 80%	30' above average building elevation	A	B	See Section 105.25
Government Facility		None	None	20'	0'	0'	70% 80%	30' above average building elevation	C See Spec Reg. #1	B	See Section 105.25

SPECIAL REGULATIONS

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

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

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

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

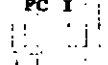
256D/353A(p.6) (5565A/367A/p.4) 5-12-88 FC-I

Footnotes

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

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

USE ZONE CHART


Zone	Section
PC I 	35.10.b

REGULATIONS USE	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							
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. 72	None	<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <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.				30' above average building elevation	--	B See Section 105.25		<p>REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <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 use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>5565A/83A/pg.6/11-05-87/TS:dc</p>	

Directions:

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

USE ZONE CHART

Zone 	Section 35.15.a
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR						
Vehicle Service Station		Process - 11A Chapter 160 None	40'	15' See Special Regulation #7	15'	80%	If adjoining the low density zone other than RSX, lying north of NE 90th St., then 25' above average building elevation ----- Otherwise 30' above average building elevation.	A	F	See Section 105.25		
Restaurant or Tavern		Process - 11A Chapter 150 None	20'	10' on each side	10'	80%	If adjoining the low density zone other than RSX, lying north of NE 90th St., then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	F	1 per each 100 sq.ft. of gross floor area		
Fast Food Restaurant		Process - 11A Chapter 150 None	20'	10' on each side	10'	80%	average building elevation. ----- Otherwise, 30' above average building elevation.	A	F	1 per each 80 sq. ft. of gross floor area		

- SPECIAL REGULATIONS**
- Primary vehicular access must be onto 120th Avenue NE. Access directly onto NE 85th Street is permitted only if access onto 120th Avenue NE is not possible.
 - Provisions for improving the intersection for NE 85th Street and 120th Avenue NE to handle traffic volumes at full development of this zone must be part of the development of the subject property.
 - The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area.
 - If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The following regulations apply to vehicle service stations only:
 - May not be more than 2 vehicle service stations at any intersection.
 - Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
 - The following regulation applies to a retail establishment providing vehicle service or repair only.
 - Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
 - The following regulations apply to fast food restaurants only:
 - Must provide one outdoor waste receptacle for every 8 parking stalls.
 - Access for drive through facilities must be approved by the Public Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served.
- 687D/284A/TS:br(p.2) 5-9-88 FC-11
(5566A/83A)

Footnotes

687D/284A/TS:br(p.1) 5-17-88 FC-11
(5566A/83A)

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
Hotel or motel	Process 114 Chapter 150 None	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	10' on each side	10'	80%	If adjoining the low density zone lying north of NE 90th St., then 25' above average building elevation. See Spec. Reg. #8. ----- Otherwise, 50' above average building elevation.	B	F	See Section 105.25 1 for each room See Spec Reg. #6b	<ol style="list-style-type: none"> 1. Primary vehicular access must be onto 120th Avenue N.E. Access directly onto N.E. 85th Street is permitted only if access onto 120th Avenue N.E. is not possible. 2. Provisions for improving the intersection for N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this use zone must be part of the development of the subject property. 3. The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area. 4. Any structure's horizontal dimension that is parallel to and within 100 feet of the low density zone lying north of N.E. 90th Street may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. The following regulation applies only to hotels and motels: <ol style="list-style-type: none"> a. May include meeting and convention facilities. b. Excludes parking requirements for ancillary meeting and convention facilities. <u>Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis.</u> 7. The following regulation applies only to retail establishments selling groceries and related items: <ol style="list-style-type: none"> a. Gross floor area for this use may not exceed 3,000 square feet. b. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. c. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> 1) The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and 2) It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 8. If adjoining a low density zone lying north of NE 90th Street, then 25' above average building elevation. If adjoining an RSX density lying north of NE 90th Street, then 30' above average building elevation.
retail establishment selling groceries and related items	Process 114 Chapter 150 None	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	10' on each side	10'	80%	If adjoining the low density zone other than RSX, lying north of NE 90th St., then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	F	1 per each 300 sq.ft. of gross floor area	

CONTINUED ON FOLLOWING PAGE

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5566A/83A)

C-11 p. 74

687D/284A/TS:br(p.5) 5-9-88 FC-11
(5566A/83A)p.74

Footnotes

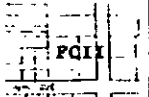
- or other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

Directions:

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

USE ZONE

CHART

<p>Zone</p> 	<p>Section</p> <p>35.15.b</p>
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
retail establishment providing entertainment, recreational, cultural activities	None	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	10' on each side	10'	80%	If adjoining the low density zone other than RSX lying north of NE 90th St., then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	F	1 per every 4 fixed seats.

CONTINUED FROM PREVIOUS PAGE

SPECIAL REGULATIONS

1. Primary vehicular access must be onto 120th Avenue N.E. Access directly onto N.E. 85th Street is permitted only if access onto 120th Avenue N.E. is not possible.
2. Provisions for improving the intersection for N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this use zone must be part of the development of the subject property.
3. The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area.
- 4.

If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:

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

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

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(5566A/83A)

687D/284A/TS:br(p.5) 5-9-88 FC-11
(5566A/83A)p.74

Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
Retail establishment other than those listed in the zone providing goods or services to the freeway traveler. See Special Regulation #1.	Process I-18 Chapter 152 Process I Chapter 145	Must be part of a development with a site area of at least 35,000 sq. ft.	Will be determined based on the nature and impacts of the proposed use. The City will use the requirements of other uses in this Zone as a guide.	ned on a case-by-case basis.	The City will use the requirements in this Zone as a guide.	See Section 105.25	A E	1 per each 300 sq. ft. of gross floor area	<ol style="list-style-type: none"> 1. A particular use or development may be approved under this listing if-- <ol style="list-style-type: none"> a. The use or development is principally geared towards serving the freeway traveler; and b. It is reasonable to anticipate that the use or development will be patronized by sufficient freeway travelers to support it. 2. Primary vehicular access must be onto 120th Avenue N.E. Access points directly onto N.E. 85th Street is permitted only if access onto 120th Avenue N.E. is not possible. 3. Provisions for improving the intersection for N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this use zone must be part of the development of the subject property. 4. The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area. 5. Any structure's horizontal dimension that is parallel to and within 100 feet of the low density zone lying north of N.E. 90th Street may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 7. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 		
Variety or apartment store	Process I-H Chapter 150 Process I Chapter 145	5 acres	20'	10' on each side	10'	80%	If adjoining the low density zone lying north of NE 90th St., then See Spec. Reg. #8.251 above average building elevation. Otherwise 50' above average building elevation	A E	1 per each 300 sq. ft. of gross floor area	<ol style="list-style-type: none"> 1. This use must contain at least 75,000 square feet of floor area. 2. This use may involve both retail and wholesale sales, provided that retail sales constitute the predominant activity. 3. Primary vehicular access must be onto 120th Avenue N.E. Access directly onto N.E. 85th Street is permitted only if access onto 120th Avenue N.E. is not possible. 4. Provisions for improving the intersection for N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this zone must be part of the development of the subject property. 5. The City may require revision of the building design, site plan or landscaping plan in order to minimize noise and enhance the visual character of the area. 	

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687D/284A(p.8)TS:br 5-17-88 FC-11
(5566A/83A)

Directions:

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

USE ZONE

CHART

Zone  FC-11	Section 35.15.c
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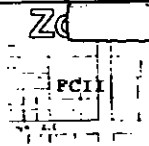
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
riety or partment ore		Process III Ch. 150 Process I Chapter 145	5 acres	20'	10' on each side	10'	80%	If adjoining the low density zone lying north of NE 90th St. then See Spec. Req. #8. 25' above average building elevation ----- Otherwise 50' above average building elevation	A	E	1 per each 300 sq. ft. of gross floor area
7D/284A(p.7) 566A/83A)		TS:br 5-9-88 FC-11									

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE
<p>6. Any structure's horizontal dimension that is parallel to and within 100 feet of a the low density zone lying north of N.E. 90th Street may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> <p>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>8. If adjoining a low density zone lying north of NE 90th Street, then 25' above average building elevation. If adjoining an RSX density lying north of NE 90th Street, then 30' above average building elevation.</p> <p>9. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.</p> <p>10. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:</p> <p>a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and</p> <p>b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</p>
687D/284A(p.9)TS:br 5-9-88 FC-11 (5566A/83A)p.74A

Footnotes

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

USE ZONE CHART



FC-II

Section

35.15.d

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
			FRONT	SIDE	REAR						
Office Use	Process-11A Chapter-150 None	Must be part of a development with a site area of at least 35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70% 80%	If adjoining the low density zone lying north of NE 90th St., then see Spec. Reg. #7. 25' above average building elevation ----- Otherwise, 50' 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	<ol style="list-style-type: none"> 1. Vehicular access directly onto N.E. 85th Street is permitted only if access onto side streets is not possible. 2. Provisions for improving the intersection for N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this use zone must be part of the development of the subject property. 3. The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area. 4. Any structure's horizontal dimension that is parallel to and within 100 feet of the low density zone lying north of N.E. 90th Street may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. The following regulations apply to veterinary office 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. 7. If adjoining a low density zone lying north of NE 90th Street, then 25' above average building elevation. If adjoining an RSX density lying north of NE 90th Street, then 30' above average building elevation. 8. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
Detached Dwelling Units	None	7,200 sq ft per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 80%	If adjoining the low density zone, other than RSX, lying north of NE 90th St., then 25' above average building elevation. ----- Otherwise, 30' 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.

87D/284A/TS:br(p.10) 5-9-88 FC-II
5566A/83A)p.75

687D/284A/TS:br(p.11) 5-9-88 FC-II
(5566A/83A)p.75

Footnotes

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

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

Zone FCII	Section 35.15.e
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USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		FRONT	SIDE	REAR						
Attached, detached, or detached dwelling	Process 11A Chapter 150 None	35,000 sq. ft. with a minimum of 3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60% 80%	If adjoining a low density zone, then lying north of NE 90th St., then see Spec. Reg. 78. 25' above average building elevation ----- Otherwise, 50' above average building elevation.	0	1.7 per unit	

SPECIAL REGULATIONS

- Access points onto N.E. 85th should be limited with primary access onto side streets where feasible.
- Provisions for improving the intersection of N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this use zone must be part of the development of the subject property.
- Sanitary sewer systems sufficient to handle full development of the area must be worked out prior to occupancy.
- The site plan must minimize noise and visual impacts on residential uses in the area.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~
If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:~~
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- If adjoining a low density zone lying north of NE 90th Street, then 25' above average building elevation. If adjoining an RSX density lying north of NE 90th Street, then 30' above average building elevation.

687D/284A(p.14)TS:br 5-9-88 FC-II
(5566A/83A)p.76

37D/284A(p.12)TS:br 5-9-88 FC-11
5566A/83A)p.76

Footnotes

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

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Development containing detached dwelling units and office use. See Special Regulation #5.	Process 11A Chapter 150 None	35,000 sq. ft. with a minimum of 3,600 sq. ft. per dwelling unit. See Spec. Reg. #46 for the maximum square footage of office allowed	20'	5', but 2 side yards must equal at least 15'	10'	70% 80%	If adjoining a low density zone, then lying north of NE 90th St., then see Spec. Reg. #10. 25' above average building elevation. Otherwise, 50' above average building elevation.	C		See Section 105.25	
37D/284A(p.13) 5566A/83A)p.76	TS:br 5-9-88	FC-11									

- SPECIAL REGULATIONS**
- Access points onto N.E. 85th should be limited with primary access onto side streets where feasible.
 - Provisions for improving the intersection for N.E. 85th Street and 120th Avenue N.E. to handle traffic volumes at full development of this use zone must be part of the development of the subject property.
 - Sanitary sewer systems sufficient to handle full development of the area must be worked out prior to occupancy.
 - The site plan must minimize noise and visual impacts on residential uses in the area.
 - A veterinary office is not permitted in any development containing dwelling units.
 - 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.
 - Dwelling units may not be located on the ground floor of a structure.
 - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.
 - If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation.
 - If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - If adjoining a low density zone lying north of NE 90th Street, then 25' above average building elevation. If adjoining an RSX density lying north of NE 90th Street, then 30' above average building elevation.
- 687D/284A(p.15)TS:br 5-9-88 FC-11 (5566A/83A)p.76

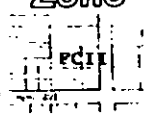
Footnotes

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

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

USE ZONE CHART

Zone  EDINBURG, TEXAS	Section 35.15.e
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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR							
chool or Day re Center	None	Must be part of a development with a site area of at least 35,000 sq. ft.	If this use can accommodate 50 or more students or children then 50' on each side	50'	50'	50'	80%	If adjoining a low density zone other than RSX, lying north of NE 90th St., then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25
ni-school mini-day-re (7-12 tendees) or y-Care Home or less tendees)	None	Must be part of a development with a site area of at least 35,000 sq. ft.	20' 5' but 2 side yards must equal at least 15'	5'	10'	10'	80%	If adjoining a low density zone other than RSX, lying north of NE 90th St., then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25

CONTINUED ON NEXT PAGE

- SPECIAL REGULATIONS
- Vehicular access directly onto NE 85th Street is permitted only if access onto side streets is not possible.
 - Provisions for improving the intersection for NE 85th Street and 120th Avenue NE to handle traffic volumes at full development of this use zone must be part of the development of the subject property.
 - The City may require revision of the site plan or additional landscaping in order to minimize noise and visual impacts on residential uses in the area.
 - If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
 - Hours of operation may be limited to reduce impacts on nearby residential uses.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
 - May include accessory living facilities for staff persons.
 - The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
 - These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
- 669D/342A(p.2)TS:br 5-9-88 FC-11
- REGULATIONS CONTINUED ON NEXT PAGE

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

Footnotes

REGULATIONS USE	DIRECTIONS REQUIRED REVIEW PROCESS	USE ZONE CHART										SPECIAL REGULATIONS
		MINIMUMS					MAXIMUMS					
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
FRONT	SIDE		REAR									
ni-school mini-day- care (7-12 attendees) or day-care Home or less attendees)	None	Must be part of a develop- ment with a site area of at least 35,000 sq. ft.	20' CONTINUED FROM PREVIOUS PAGE	5' but 2 side yards must equal at least 15'	10' CONTINUED FROM PREVIOUS PAGE	80%	If ad- joining a low den- sity zone other than RSX, lying north of NE 90th St., then 25' above average elevation. ----- Otherwise, 30' above average elevation	E	B	see Section 105.25	b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 7. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 8. Structured play areas must be setback from all property lines by 5'. 9. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 10. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 11. May include accessory living facilities for staff persons. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).	
699D/342A(p.3)TS:br 5-9-88 FC-II											699D/342A(p.4)TS:br 5-9-88 FC-II	

ZC

FCII

Section

35.15.e

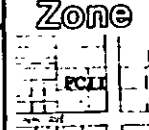
Footnotes

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 	Section 35.15.f
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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					
Public Utility		Process II - Chapter 150 - None	None	20'	10' on each side	10'	70% 80%	If adjoining a low density zone other than RSX, lying north of NE 90th St., then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility		Process II - Chapter 150 - None	None	20'	10' on each side	10'	70% 80%	Otherwise, 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
Public Park		If one acre or more, then Process II - Chapter 150 - Otherwise, none	None	Will be determined on a case-by-case basis				If adjoining a low density zone lying north of NE 90th St., then 25' above average building elevation. Otherwise, 30' above average building elevation.	--	B	See Section 105.25

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 2. Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
-
1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.
-
1. The design of the park must serve the needs of the area in which it is located.
 2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

687D/284A(p.17)TS:br 5-17-88 FC-II (5566A/83A)

Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			FRONT	REQUIRED YARDS		REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			SIGN CATEGORY
				SIDE	REAR							
<p>Vehicle Service Station</p>	<p>Process 11A Chapter 150</p>	<p>22,500 sq. ft.</p>	<p>40'</p>	<p>15' on each side See also Special Regulation #8b</p>	<p>15'</p>	<p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 30' above average building elevation</p>	<p>A</p>	<p>E</p>	<p>See Section 105.25</p>	<ol style="list-style-type: none"> 1. Access points onto Lake Washington Blvd. and Northrup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> a. An earthen berm, 12' wide and with a uniform height of 3' at the center. b. Lawn covering the berm, c. London Plane at least 2" in diameter, planted 30' on center along the berm. 4. May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development. 5. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade 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. 8. The following regulation applies to vehicle service stations only: <ol style="list-style-type: none"> a. May not be more than 2 vehicle service stations at any intersection. b. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled <u>Outdoor Use, Activity and Storage</u> for further regulations. 	
<p>Restaurant or Tavern</p>	<p>None</p>	<p>None</p>	<p>20'</p>	<p>10' on each side</p>	<p>10'</p>	<p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 30' above building elevation</p>	<p>B</p>	<p>E</p>	<p>1 per each 100 sq.ft. of gross floor area</p>	<p>(Continued from previous row)</p>	

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5569A/83A/p.2

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

USE ZONE CHART

Zone FC111	Section 35.20.b
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
		FRONT	SIDE	REAR								
Hotel or motel	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	E	1 per each room. See also Spec. Reg. #8.b.	<p style="text-align: center;">SPECIAL REGULATIONS</p> <ol style="list-style-type: none"> Access points onto Lake Washington Blvd. and Northrup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> An earthen berm, 12' wide and with a uniform height of 3' at the center. Lawn covering the berm, London Plane at least 2" in diameter, planted 30' on center along the berm. May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulation applies to hotels or motels only: <ol style="list-style-type: none"> May include meeting and convention facilities. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-case basis. The following regulation applies to retail establishments providing banking and related financial services: <ol style="list-style-type: none"> Gross floor area of this use may not exceed 4,000 square feet. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 	
Retail establishment providing banking and related financial services										1 per each room. See also Spec. Reg. #8.b.		

5569A/83A(p.3)-4-88/TS:br

5569A/83A/p.4

Footnotes

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

USE ZONING CHART

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

Zoning PC 11	Section 35.20.c
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USE	REGULATIONS	Direction	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
					FRONT	SIDE	REAR						
Fast Food Restaurant	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	E	1 per each 80 sq. ft. of gross floor area.	<ol style="list-style-type: none"> 1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> a. An earthen berm, 12' wide and with a uniform height of 3' at the center. b. Lawn covering the berm, c. London Plane at least 2" in diameter, planted 30' on center along the berm. 4. May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the gross floor area of the development. 5. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade 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. 8. The following regulation applies to retail establishments selling groceries and related items: A gross floor area for the use may not exceed 3,000 square feet. 9. Fast Food Restaurant use must provide one outdoor waste receptacle for every 8 parking stalls. 10. Access for drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic while waiting in line to be served. 11. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 		
Retail establishment selling groceries and related items	None	None	20'	10' on each side	10'	80%	Otherwise, 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.			

5569A/B3A/p.6

5569A/B3A(p.5) 5-4-88/TS:br

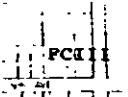
Footnotes

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

Directions:

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

USE ZONE CHART

Zone 	Section 35.20.d
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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								
Office Use		None	20'	5', but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area. ----- Otherwise, 1 per each 300 sq.ft.		<ol style="list-style-type: none"> Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> An earthen berm, 12' wide and with a uniform height of 3' at the center. Lawn covering the berm, London Plane at least 2" in diameter, planted 30' on center along the berm. May include as accessory uses, a dry cleaners and a drug store. The gross floor area of these accessory retail uses may not exceed 20% of the development. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Any required yard abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot the structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependant on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 	

569A/83A(p.9)5-4-88/TS:br

5569A/83A/p.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.

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS				HEIGHT OF STRUCTURE	STRUCTURE				
			FRONT	SIDE	REAR							
School or Day Care Center	None	None	If this use can accommodate 50 or more students or children, then 50'	50' on each side	50'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> An earthen berm, 12' wide and with a uniform height of 3' at the center. Lawn covering the berm, London Plane at least 2" in diameter, planted 30' on center along the berm. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <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. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <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. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). 	
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See Section 105.25	<ol style="list-style-type: none"> Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> An earthen berm, 12' wide and with a uniform height of 3' at the center. Lawn covering the berm, London Plane at least 2" in diameter, planted 30' on center along the berm. 5569A/83A/p.12	

CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

5569A/83A/p.11

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

USE ZONE CHART

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

Zone	Section
PCII	35.20-d

		MINIMUMS					MAXIMUMS							
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR								
Convalescent Center or Nursing Home	None	None	20'	10' on each side	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> 1. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 3. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> a. An earthen berm, 12' wide and with a uniform height of 3' at the center. b. Lawn covering the berm, c. London Plane at least 2" in diameter, planted 30' on center along the berm. 4. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 5. 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. 			
Public Utility	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, 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. Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 3. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 4. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> a. An earthen berm, 12' wide and with a uniform height of 3' at the center. b. Lawn covering the berm, c. London Plane at least 2" in diameter, planted 30' on center along the berm. 5. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 6. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 			

<p>Footnotes</p> <p>For other information about parking and parking areas, see Chapter 105.</p> <p>For details of the regulations in this category, see Chapter 100.</p> <p>For information of the regulations in this category, see Chapter 95.</p> <p>For details of what may exceed this height limit, see Chapter 115.</p> <p>For details regarding required yards, see Chapter 115.</p>	<p>Page</p> <p>81</p>
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USE	REGULATIONS	Dire	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
					FRONT	SIDE	REAR						
Government facility			None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> Access points onto Lake Washington Blvd. and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows: <ol style="list-style-type: none"> An earthen berm, 12' wide and with a uniform height of 3' at the center. Lawn covering the berm, London Plane at least 2" in diameter, planted 30' on center along the berm. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Landscape Category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public transit shelter			None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	See Section 105.25	<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, 30' above average building elevation.	--	B	See Section 105.25	

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Footnotes

For information on the regulations in this 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, go down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone 	Section 40.10.a
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				REQUIRED YARDS							
				FRONT	SIDE	REAR					
etail establishment selling groceries and related items	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	D	1 per each 300 sq. ft. of gross floor area	
etail establishment selling Drugs, Books, Flowers, Liquor, Hardware Supplies, Garden Supplies, or Works of Art	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	D	1 per each 300 sq. ft. of gross floor area	
etail variety store	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	B	1 per each 300 sq. ft. of gross floor area	
etail establishment providing banking and related Financial Service	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	D	1 per each 100 sq. ft. of gross floor area	
etail establishment providing laundry, Dry cleaning, Barber, Beauty, Shoe Repair services	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	B	1 per each 300 sq. ft. of gross floor area	
Restaurant Tavern	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	B	1 per each 300 sq. ft. of gross floor area	
Private Lodge Club	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	B	1 per each 300 sq. ft. of gross floor area	

- SPECIAL REGULATIONS**
- Gross floor area for this use may not exceed 10,000 square feet.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
 - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- 740D/386A(p.1)TS:br (5533A/83A) 5-12-88 BN

Footnotes

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
			FRONT	SIDE	REAR					
Multi-use complex or mixed-use building containing 7 or more restaurants, taverns, fast food restaurants, or retail uses allowed in this zone.		Process IIA Chapter 150	20'	20' on each side	20'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	E	See Section 105.25
Vehicle service station		Process IIA Chapter 150	40'	15' on each side See Special Regulation #3	15'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	D	See Section 105.25

SPECIAL REGULATIONS
X
<ol style="list-style-type: none"> 1. The applicant may develop the subject property under this use listing or under individual use listings in this zone. 2. Hours of operation may be limited to reduce impact on residential areas. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 4. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 7. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
<ol style="list-style-type: none"> 1. Hours of operation may be limited to reduce impact on residential areas. 2. May not be more than 2 vehicle service stations at any intersection. 3. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled <u>Outside Use Activity and Storage</u> for further regulations. 4. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 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.

400/386A(p.3)TS:br (5533A/83A) 5-12-88 BN

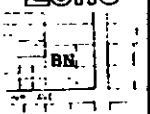
740D/386A(p.5)TS:br (5533A/83A) 5-12-88 BN

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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 the use... THEN, across for REGULATIONS.

USE ZONE CHART

Zone 	Section 40.20.b
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Office Use		None	None	20'	5', but 2 side yards must equal at least 15'	20'	80%	If adjoining a low density zone other than RSX, 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.
Stacked Dwelling Unit. See Special Regulation #1		None	None	Same as these Regulations for the ground floor use. See Special Regulation #1					A	1.7 per unit	

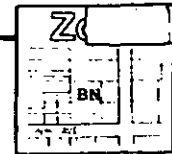
- SPECIAL REGULATIONS**
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The following regulations apply to veterinary office only:
 - May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.
 - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
 - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
- 740D/386A(p.6)TS:br (5533A/83A) 5-12-88 BN

Footnotes

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

USE ZONE CHART

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



Section
40.10.c

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							
church		None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Special Regulation #5.	<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. No parking is required for day-care or school ancillary to the use.
School or Day Care Center		None	None	If this use can accommodate 50 or more students or children then 50'	If this use can accommodate 13 to 49 students or children then 20'	If this use can accommodate 50 or more children, then 50'	80%	If adjoining a low density zone other than RSX, 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. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <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. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 6. May include accessory living facilities for staff persons. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 10. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.

740D/386A(p.7)TS:br (5533A/83A) 5-12-88 BN


740D/386A(p.8)TS:br (5533A/83A) 5-12-88 BN

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 	Section 40.10.c
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USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	None	20'	5' but 2 side yards must equal at least 15'	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise 30' above average building elevation.	D	B	See Section 105.25	
Invalident Nursing Home	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise 30' above average building elevation.	C	B	1 for each bed	

SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
 - Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
 - Structured play areas must be setback from all property lines by 5 feet.
 - An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
 - The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
 - May include accessory living facilities for staff persons.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
-
- If any portion of a structure is adjoining a low density zone, either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

7400/386A(p.10)TS:br (5533A/83A) 5-12-88 BN

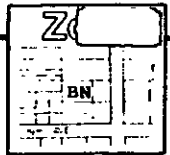
7400/386A(p.9)TS:br (5533A/83A) 5-12-88 BN

Footnotes

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

USE ZONE CHART

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



Section
40.10.d

REGULATION	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	80%	If adjoining a low density zone other than RSX, 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'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See also Spc. Reg. #5	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park	See Special Regulation # 3 and #4	None	Will be determined on a case-by-case basis							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. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 3. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
-
1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.

740D/386A(p.11)TS:br (5533A/83A) 5-12-88 BN

740D/386A(p.12)TS:br (5533A/83A) 5-12-88 BN

Footnotes

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

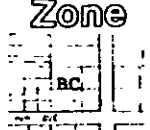
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Directions:

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

USE ZONE

CHART

Zone 	Section 45.10.a
--	--------------------

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR						
Vehicle service station		Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side See Special Regulations #2 and 5.	15'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average elevation. See also Special Regulation #6.	A	E	See Section 105.25	
retail establishment providing new vehicle or boat sales or vehicle or boat service or repair.		None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average elevation. See also Special Regulation #6.	A	E	See Section 105.25	

SPECIAL REGULATIONS
<ol style="list-style-type: none"> May not be more than 2 vehicle service stations at any intersection. Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled <u>Outdoor Use, Activity and Storage</u> for further regulations. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
<ol style="list-style-type: none"> Outdoor vehicle or boat parking or storage areas must be buffered as required for a parking area in Chapter 105. See also the Section Chapter 115 entitled <u>Outdoor Use, Activity and Storage</u> for further regulations. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

667D/303A/TS:br/5-6-88 BC
(5537A/83A/p.1)

667D/303A/TS:br/5-6-88 BC
(5537A/83A/p.2)

Footnotes

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

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

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Restaurant or Tavern	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #4.	B	E	1 per each 100 sq. ft. of gross floor area		
Fast Food restaurant	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #6.	A	E	1 per each 80 sq. ft. of gross floor area		

SPECIAL REGULATIONS

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

667D/303A/TS:br/5-6-88 BC
(5537A/83A/p.4)

Footnotes

667D/303A/TS:br/5-6-88 BC
(5537A/83A/p.3)

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

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USE ZONE CHART

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

Zone	Section
BC	45.10.a

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					
USE	retail establishment providing storage services. See also Special Regulation #2	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	E	See Section 105.25
			See Special Regulation #4				Otherwise, 35' 30' above average elevation See also Special Reg. #5			

SPECIAL REGULATIONS

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

667D/303A/TS:br/5-6-88 BC (5537A/83A/p.5)

667D/303A/TS:br/5-6-88 BC (5537A/83A/p.6)

Footnotes

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

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

USE ZONING CHART

Zoning Map Section 45.10.b

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

SPECIAL REGULATIONS

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

REGULATIONS CONTINUE ON NEXT PAGE

667D/303A/TS:br/5-6-88 BC (5537A/83A/p.8)

Footnotes

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

Directions:

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

USE ZONE CHART

Zone BC	Section 45.10.b
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USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Office Use	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #6	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area Otherwise, 1 per each 300 sq.ft. of gross floor area
Hotel or Motel	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #5	B	E	1 per each room. See also Special Regulation #6

SPECIAL REGULATIONS
<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulations apply to veterinary office only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependant on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 35' 30' feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. May include ancillary meeting and convention facilities. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 35' 30' feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-base basis.

67D/303A/TS:br/5-6-88 BC
5537A/83A/p.11)

667D/303A/TS:br/5-6-88 BC
(5537A/83A/p.12)

Footnotes

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

REGULATIONS	USE	DIRECTIONS	MINIMUMS										MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	B	E			
					FRONT	SIDE	REAR										
retail establishment providing entertainment, recreational or cultural activities	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #4	1 per every 4 fixed seats					1	4	per every fixed seats	See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.	

1. If any portion of a structure is adjoining a low density zone, then either:

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

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

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

3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.

4. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if:

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

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5537A/83A/p. 13)

667D/303A/TS:br/5-6-88 BC
(5537A/83A/p. 14)

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 BC	Section 45.10.c
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Private Lodge Club		None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #4	C	B	1 per each 300 sq.ft. of gross floor area
Tracked Dwelling Unit. See Special Regulation #1		None	None	Same as these regulations for the ground floor use. See Special Regulation #1					A		1.7 per unit
Church		None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #5.	C	B	1 per every four people based on maximum occupancy any area of worship. See also Special Regulation #6.

SPECIAL REGULATIONS

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

REGULATIONS CONTINUED ON NEXT PAGE

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(5537A/83A/p.16)

Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
USE												
Church	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #5.	C	B	1 per every four people based on maximum occupancy any area of worship. See also Special Regulation #6.	5. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 6. No parking is required for day-care or school ancillary to the use.	
School or Day-Care Center	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25	1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas. 2. Hours of operation may be limited to reduce impacts on nearby residential uses. 3. Structured play areas must be set back from all property lines as follows: <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. 4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 5. May include accessory living facilities for staff persons. 6. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). 10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.	

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE
667D/303A/TS:br/5-6-88 BC (5537A/83A/p.18)

667D/303A/TS:br/5-6-88 BC (5537A/83A/p.18)

<p>Footnotes</p>	<p>or other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.</p>	<p style="font-size: 24px; font-weight: bold;">Page</p> <p style="font-weight: bold;">91</p>
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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Zone BC	Section 45.10.c
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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	LANDSCAPE CATEGORY				
			FRONT	SIDE	REAR							
REGULATIONS CONTINUED FROM PREVIOUS PAGE												
ni-school mini-day-care (7-12 attendees, y-care home or less attendees)	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Reg. #10	D	B	See Section 105.25	<ol style="list-style-type: none"> Except if adjoining low density zone, sStructure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). <ol style="list-style-type: none"> A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5'. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining low density zone, sStructure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 	
nvalescent center or rsing me	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Reg. #11	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining low density zone, sStructure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 	

7D/303A/TS:br/5-6-88 BC (5537A/83A/p.19)

Reg. #4

667D/303A/TS:br/5-6-88 BC (5537A/83A/p.20)

Footnotes

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

Page

USE	REGULATIONS	Directions: MINIMUMS										MAXIMUMS		
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
				FRONT	SIDE	REAR								
Public Utility	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #4	A	B	See Section 105.25				
Government Facility	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #4	C See Spc Reg #5	B	See Section 105.25				
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None				

SPECIAL REGULATIONS

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

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

667D/303A/TS:br/5-6-88 BC
(5537A/B3A/p.22)

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 BCX	Section 47.10.a
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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					
Vehicle service station	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side See also Special Regulations # 2 and #5.	15'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 25' 30' above average elevation. See also Special Regulation #6	A	E	See section 105.25

SPECIAL REGULATIONS

- May not be more than 2 vehicle service stations at any intersection.
- Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Except if adjoining a low density zone, structure height may be increased above ~~25~~ 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
 - Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
 - Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
 - A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

745D/387A(p.2)TS:br (5537A/83A) 5-12-88 BCX

15D/387A(p.1)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY		
		FRONT	SIDE	REAR					
restaurant or tavern	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 25' 30' above average elevation. See also Special Regulation #4	B E	1 per each 100 sq. ft. of gross floor area
Fast Food restaurant	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 25' 30' above average elevation. See also Special Regulation #6	A E	1 per each 80 sq. ft. of gross floor area

45D/387A(p.3) TS:br (5537A/83A) 5-12-88 BCX


745D/387A(p.4) TS:br (5537A/83A) 5-12-88 BCX

REGULATION CONTINUED ON NEXT PAGE

Footnotes

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

USE ZONE CHART

Z

Section
47.10.d

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					
any retail establishment, other than those specifically listed in this zone, selling goods or providing services including banking and related financial services. See Special Regulation #1.	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 25' 30' above average building elevation. See also Special Regulation #6.	B	E	1 per each 300 sq.ft. of gross floor area

SPECIAL REGULATIONS

1. This use specifically excludes vehicle or boat sales or vehicle or boat service or repair.
2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The assembled or manufactured goods are directly related to and are dependant upon this use, and are available for purchase and removal from the premise.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Except if adjoining a low density zone, structure height may be increased above ~~36~~ 30 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan; and
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
7. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - a. The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
9. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
 - a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
 - b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
 - c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

REGULATION CONTINUED ON NEXT PAGE


7450/387A(p.10)TS:br (5537A/B3A) 5-12-88 BCX

7450/387A(p.9)TS:br (5537A/B3A) 5-12-88 BCX

Footnotes

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

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

Zone 	Section 47.10.e
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
multi-use complex or mixed use building containing 7 or more retail establishments, restaurants, taverns, fast-food restaurants	Process IIA Chapter 150	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #6	B	F	See Section 105.25

- SPECIAL REGULATIONS**
- The applicant may develop the subject property under this use listing or under individual use listings in this zone.
 - Access and traffic circulation must be designed to minimize adverse impacts on residential areas and to minimize arterial congestion.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Structure height may be increased above 35 feet in height through a Process IIA if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
 - Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
 - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - The assembled or manufactured goods are directly related to and are dependant upon this use, and are available for purchase and removal from the premise.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
 - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - The seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use; and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
 - If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
 - Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
 - Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
 - A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

150/387A(p.11)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

Other regulations on 8001 parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

USE ZONE CHART

Zc
BCX

Section

47.10.f

		MINIMUMS			MAXIMUMS								
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					SIGN CATEGORY	REQUIRED PARKING SPACES
		FRONT	SIDE	REAR									
Office Use	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #6.	C	D	If a medical, dental or veterinary office, then 1 per each 200 sq.ft. of gross floor area. Otherwise, 1 per each 300 sq.ft. of gross floor area.			

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. The following regulations apply to veterinary office only:
 - a. May only treat small animals on the subject property.
 - b. Outside runs and other outside facilities for the animals are not permitted.
 - c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Accoustical Engineer, must be submitted with the development permit application.
4. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
6. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan; and
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
7. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
 - a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
 - b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
 - c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

50/387A(p.13)TS:br (5537A/83A) 5-12-88 BCX

745D/387A(p.14)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

REGULATIONS USE	FIRST, read down to find USE... THEN, across for REGULATIONS.											Zone Section				
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS					LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	BCX	47.10.9
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY							
			FRONT	SIDE	REAR											
retail establishment providing storage services. See also Special Regulation #2	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise, 35' 30' above average elevation See also Special Reg. #5	A	E	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. May include accessory living facilities for resident security manager. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 25 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: <ol style="list-style-type: none"> Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. 	7450/387A(p.8)TS:br (5537A/83A) 5-12-88 BCX				
7450/387A(p.7)TS:br (5537A/83A) 5-12-88 BCX																

Footnotes

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

USE	REGULATIONS	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						
tel or tel		None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 75' above average building elevation. Otherwise, 36' 30" above average building elevation. See also Special Regulation #5	B	E	1 per each room. See also Special Regulation #6	<p style="text-align: center;">SPECIAL REGULATIONS</p> <ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. May include ancillary meeting and convention facilities. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for these ancillary uses shall be determined on a case-by-base basis. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: <ol style="list-style-type: none"> Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
45D/387A(p.15)		TS:br (5537A/83A) 5-12-88	BCX									745D/387A(p.16)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

USE ZONE CHART

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

Zone	Section
BCX	47.10.i

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
retail establishment providing entertainment, recreational - cultural activities	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also special Regulation #4	B	E	per every fixed seats	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: <ol style="list-style-type: none"> a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. 	

5D/387A(p.17)TS:br (5537A/83A) 5-12-88 BCX

745D/387A(p.18)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

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

USE ZONE CHART

Z

Section
47.10-j

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	C					B
			FRONT	SIDE	REAR								
Private Lodge or Club	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 35' 30' above average building elevation. See also Special Regulation #4	C	B	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: <ol style="list-style-type: none"> a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. 		
Stacked Dwelling Unit. See Special Regulation #1	None	None	Same as these regulations for the ground floor use. See Special Regulation #1			A	1.7 per unit	A	A	1.7 per unit	<ol style="list-style-type: none"> 1. This use may not be located on the ground floor of a structure. 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		

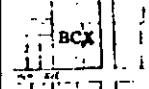
REGULATION CONTINUED ON NEXT PAGE

745D/387A(p.20)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

USE ZONE CHART

Zone 	Section 47.10.j
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
CONTINUED FROM PREVIOUS PAGE										
acknowledged Planning Unit. See Special Regulation #1	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 36' 30' above average building elevation. See also Special Regulation #5	C	B	1 per every four people based on maximum occupancy load of any area of worship. See also Special Regulation #6.
urch	None	None	20'	0'	0'	80%	See Special Regulation #4			

SPECIAL REGULATIONS
REGULATION CONTINUED FROM PREVIOUS PAGE
<p>5. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:</p> <ol style="list-style-type: none"> Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
<p>1. May include accessory living facilities for staff persons.</p> <p>2. If any portion of a structure is adjoining a low density zone, then either:</p> <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> <p>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p> <p>5. Except if adjoining a low density zone, structure height may be increased above 36' 30' feet in height through a Process IIA, Chapter 150, if:</p> <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. <p>6. No parking is required for day-care or school ancillary to the use.</p> <p>7. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:</p> <ol style="list-style-type: none"> Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
REGULATION CONTINUED ON NEXT PAGE
745D/387A(p.22)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

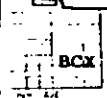
5D/387A(p.21)TS:br (5537A/83A) 5-12-88 BCX

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

Z
Section



BCX

47.10.k

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Church			CONTINUED FROM PREVIOUS PAGE							
School or Day-care Center	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 36' 30' above average building elevation. See also Special Reg. #11	D	B	See Section 105.25

SPECIAL REGULATIONS
REGULATION CONTINUED FROM PREVIOUS PAGE

c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

1. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
2. Hours of operation may be limited to reduce impacts on nearby residential uses.
3. Structured play areas must be set back from all property lines as follows:
 - a. 20 feet if this use can accommodate 50 or more students or children.
 - b. 10 feet if this use can accommodate 13 to 49 students or children.
 - c. Otherwise, 5 feet.
4. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
5. May include accessory living facilities for staff persons.
6. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
11. Except if adjoining a low density zone, structure height may be increased above ~~36~~ 30 feet in height through a Process 11A, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan; and
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
13. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:

REGULATION CONTINUED ON NEXT PAGE

745D/387A(p.24)TS:br (5537A/83A) 5-12-88 BCX

745D/387A(p.23)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

Page

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

USE ZONE CHART

Zone BCX	Section 47.10.1
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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						
1001 or Day-care Center				CONTINUED FROM PREVIOUS PAGE								
ni-school mini-day-care (7-12 attendees) or y-care home or less attendees)	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation. See also Special Reg. #11.	D	B	See Section 105.25		
50/387A(p.25)	TS:br (5537A/83A) 5-12-88	BCX										

REGULATION CONTINUED FROM PREVIOUS PAGE

- a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
- b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
- c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

1. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
2. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
3. Structured play areas must be setback from all property lines by 5'.
4. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
5. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
6. May include accessory living facilities for staff persons.
7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
9. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
11. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan; and
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

REGULATION CONTINUED ON NEXT PAGE

745D/387A(p.26)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

REGULATIONS	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
USE		CONTINUED FROM PREVIOUS PAGE									
ini-school r mini-day- care (7-12 attendees or ay-care home 6 or less attendees									REGULATION CONTINUED FROM PREVIOUS PAGE 12. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.		
onvallescent enter or ursing one	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSY, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Reg. #4	C	B	1 for each bed	REGULATION CONTINUED FROM PREVIOUS PAGE 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.
450/387A(p.27)	S:br (5537A/83A)	5-12-88	BCX								REGULATION CONTINUED ON NEXT PAGE 7450/387A(p.28)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

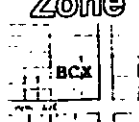
- _____ or other information about parking and parking areas, see Chapter 105.
- _____ For details of the regulations in this category, see Chapter 100.
- _____ For information of the regulations in this category, see Chapter 95.
- _____ For details of what may exceed this height limit, see Chapter 115.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

Directions:

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

USE ZONE

CHART

<p>Zone</p>  <p>BCX</p>	<p>Section</p> <p>47.10.n</p>
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REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
USE		CONTINUED FROM PREVIOUS PAGE								
450/387A(p.29)	S:br (5537A/83A) 5-12-88	BCX								

SPECIAL REGULATIONS

REGULATION CONTINUED FROM PREVIOUS PAGE

c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.

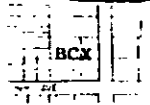
745D/387A(p.30)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

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

USE ZONE CHART

Zc

BCX

Section
47.10.o

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS				HEIGHT OF STRUCTURE	STRUCTURE				
			FRONT	SIDE	REAR							
Public Utility	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 36' 30' above average building elevation. See also Special Regulation #4	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Except if adjoining a low density zone, structure height may be increased above 36 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: <ol style="list-style-type: none"> a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties. 	
Government Facility	None	None	20'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 36' 35' above average building elevation. See also Special Regulation #4	C See Spc Reg #5	B	See Section 105.25		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		

REGULATION CONTINUED ON NEXT PAGE

745D/387A(p.32)TS:br (5537A/83A) 5-12-88 BCX


Footnotes

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

Directions:

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

USE ZONE CHART

Zone  BCX	Section 47.10-p
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REGULATIONS USE	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						
Public Transit shelter		CONTINUED FROM PREVIOUS PAGE									<p>REGULATION CONTINUED FROM PREVIOUS PAGE</p> <p>b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designated the Public Pedestrian Access and Public Use areas.</p> <p>c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.</p>
7450/387A(p.33)	TS:br (5537A/83A) 5-12-88	BCX									7450/387A(p.34)TS:br (5537A/83A) 5-12-88 BCX

Footnotes

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			LOT SIZE	REQUIRED YARDS			MAXIMUMS			SPECIAL REGULATIONS
			FRONT	SIDE	REAR		LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
Packaging of prepared materials manufacturing see Spec. Reg. #1 and #2		None	None	30'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #6	A	C	1 per each 1,000 sq. ft. of gross floor area	1. The following manufacturing uses are permitted: a. Food, drugs, stone, clay, glass, china, ceramics, products, electrical equipment, scientific or photographic equipment, fabricated metal products; b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities; c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations; d. Packaging of prepared materials; e. Textile, leather, wood, paper and plastic products from pre-prepared material; and f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes. 2. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. 5. The required yard of any portion of the structure must be increased 1 foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.	
retail establishment providing storage services. See also special regulation		None	None	30'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise 35' 30' above average building elevation. See also Special Regulation #5	A	E	See Section 105.25	1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 2. May include accessory living facilities for resident security manager. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 5. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.	

40/284A/TS:br p.1)(5548A/83A) 5-10-88 LI

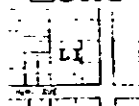
7040/386A(p.3)TS:br(5548A/83A) 5-10-88 LI

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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 55.10.c
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		FRONT	SIDE	REAR						
Warehouse Storage Services	None	None	30'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 36' 30' above average building elevation. See also Special Regulation #5	A	C	1 per each 1,000 sq. ft. of gross floor area
Wholesale Trade			See Special Regulation # 4							
Industrial Laundry Facility										
Wholesale Printing or Publishing										
A Retail Establishment Providing Building Construction, Plumbing, Electrical, Landscaping, or Pest Control Services	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 26' 30' above average building elevation. See also Special Regulation #5.	B	E	1 per each 300 sq. ft. of gross floor area
A Retail Establishment Selling Building Materials or Hardware										
A Retail Establishment Providing Rental Services										

- SPECIAL REGULATIONS**
- May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
-
- Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

704D/284A(p.4)TS:br (5548A/83A) 5-10-88 LI

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE CHART										Zc	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		55.10.a
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE	STRUCTURE						
Hotel or motel	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #5	8	E	1 per each room. See Spec. Reg. #6.	<ol style="list-style-type: none"> May include meeting and convention facilities. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 20 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 25 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. Excludes parking requirements for ancillary meeting and convention facilities. Additional parking requirement for those ancillary uses shall be determined on a case-by-case basis. 			
Retail establishment providing printing, publishing, or duplicating services	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 25' 30' above average building elevation. See also Spec. Reg. #5	8	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> Gross floor area for this use may not exceed 3,000 sq.ft. For a larger printing or publishing facility, see wholesale printing or publishing listing in this use zone. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 20 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 25 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 			

704D/284A(p.5)TS:br (5548A/83A/pg.7) 5-10-88 LI

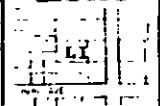
704D/284A(p.6)TS:br(5548A/83A/pg.8) 5-10-88 LI

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 	Section 55.10.e
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		FRONT	SIDE	REAR						
ction house. Special Regulation #1	None	None	30' See	0' Spec. Reg. #5	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #6	B	E	per each 300 sq. ft. of gross floor area
me1	None	None	30' See also Spec. Regs. #1 and #6	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #7	B	E	per each 300 sq. ft. of gross floor area

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REGULATIONS CONTINUED ON NEXT PAGE

704D/284A(p.9)TS:br (5548A/83A/pg.11) 5-10-88 LI

- ### SPECIAL REGULATIONS
- Livestock auctions are not permitted.
 - Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above ~~35~~ 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
 - Outside runs and other facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
 - Must provide suitable shelter for the animals.
 - Must maintain a clean healthful environment for the animals.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above ~~25~~ 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

Footnotes

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

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

USE ZONE CHART

Z [] Section 55.10.e

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Vehicle service station		Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side See also Spec. Regs. #2 and #5	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #6	A	E	See section 05.25

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE

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

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704D/284A(p.8)TS:br (5548A/83A/pg.10) 5-10-88 LI

Footnotes

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

USE ZONE CHART

Zone 	Section 55.10.f
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
retail establishment providing vehicle or boat sales, repair, services, washing, or rental	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #5	A	E	See Section 105.25		
Restaurant or Tavern	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #4	B	E	1 per each 100 sq. ft. of gross floor area		

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

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

REGULATIONS	USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
			CONTINUED FROM PREVIOUS PAGE				REGULATIONS CONTINUED FROM PREVIOUS PAGE				
restaurant or tavern											<ol style="list-style-type: none"> 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
Fast Food restaurant	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35 30' above average building elevation. See also Spec. Reg. #6	8	E	1 per each 80 sq. ft. of gross floor area	<ol style="list-style-type: none"> 1. Must provide one outdoor waste receptacle for every 8 parking stalls. 2. Access for drive-through facilities must be approved by the Public Works Department. Drive through facilities must be designed so that vehicles will not block traffic while waiting in line to be served. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

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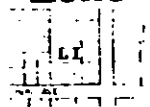
Footnotes

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

Directions:

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

USE ZONE CHART

Zone	Section
	55.10.g

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		LOT SIZE	FRONT	SIDE						
retail establishment providing banking and related financial services	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #4	B	E	per each 800 sq. ft. of gross floor area
retail establishment providing entertainment recreational cultural activities	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Spec. Reg. #4	B	E	1 per every 4 fixed seats

SPECIAL REGULATIONS

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

REGULATIONS CONTINUED ON NEXT PAGE

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7958C/308A/p.10

7040/284A/TS:br (p.16) (7958C/308A/p.3) 5-10-88 LI

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	REQUIRE REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
			FRONT	SIDE	REAR					
Retail variety, or department store	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 35' 30' above average building elevation. See also Spec. Reg. #6	B	E	1 per each 300 sq.ft. of gross floor area

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

704D/284A/TS:br (p.17) (7958C/367A/pg.2) 5-10-88 LI

704D/284A(p.18)TS:br (7958C/367A/p.4) 5-10-88 LI

Footnotes

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

REGULATION	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			
		FRONT	SIDE	REAR						
Multi-use complexes of fixed use including containing two or more restaurants, taverns, fast food restaurants or retail establishments	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 26' 30' above average building elevation. See also Special Regulation #5	B	E	See Section 105.25
Office Use	None	None	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 36' 30' above average building elevation. See also Special Regulation #6	C See also Spc. Reg. #3a	D	If a medical, dental or veterinary office, then, 1 per each 200 sq.ft. of gross floor area. Otherwise, 1 per each 300 sq.ft. of gross floor area.

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D/284A(p.19)TS:br (5548A/83A) 5-10-88 LI

- SPECIAL REGULATIONS**
- Outdoor storage for this use must be buffered as established in Chapter 95 for Landscaping Category A.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased 1 foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process 11A, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
 - Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
 - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
 - Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
 - The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The following regulations apply only to veterinary offices:
 - If there are outdoor runs or other outdoor facilities for the animals, then use must comply with Landscape Category A.
 - Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.

CONTINUED ON FOLLOWING PAGE

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Footnotes

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

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						
Office Use	None	None	30' See	0' Spec. Reg. #5	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 35' 30' above average building elevation. See also Special Regulation #6	C See also Spc. Reg. #3a	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.	CONTINUED FROM PREVIOUS PAGE 4. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if: a. The ancillary assembled or manufactured goods are subordinate to and dependant on this use. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Except if adjoining a low density zone, structure height may be increased above 35' 30' feet in height through a Process IIA, Chapter 150, if: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.	
'04D/284A(p.20) TS:br (5548A/83A) 5-10-88 LI										CONTINUED FROM PREVIOUS PAGE 704D/284A(p.22) TS:br (5548A/83A) 5-10-88 LI	

Footnotes

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

	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				SIGN CATEGORY
			FRONT	SIDE	REAR							
recycling center		None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #5	A	C	See Section 105.25	
church		None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 35' 30' above average building elevation. See also Special Regulation #5	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. #6	

SPECIAL REGULATIONS
<ol style="list-style-type: none"> 1. May only deal in metal cans, glass and paper. 2. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 5. Except if adjoining a low density zone, structure height may be increased above 36 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
<ol style="list-style-type: none"> 1. May include accessory living facilities for staff persons. 2. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 5. Except if adjoining a low density zone, structure height may be increased above 36 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 6. No parking is required for day-care or school ancillary to the use.
704D/386A(p.28)TS:br (5548A/83A) 5-11-88 LI

Footnotes

04D/284A(p.25 (5548A/83A,p.5)TS:br 5-10-88 LI

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

REGULATIONS CONTINUED ON NEXT PAGE

704D/284A(p.26)TS:br (5548A/83A) 5-11-88 LI

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

REGULATIONS CONTINUED ON NEXT PAGE

6844C/233A(p.2)(5548A/83A) TS:br 5-11-88 PR

Footnotes

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Public Utility		None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 45' 30' above average building elevation. See also Spec. Reg. #4	C	B	See Section 105.25	
Government Facility		None	See Spec. Reg. #3					See Spec. Reg. #5	B		
Public Transit Shelter		None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	See Section 105.25	
Public Park		None	Will be determined on a case-by-case basis							See Section 105.25	

CONTINUED ON FOLLOWING PAGE

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
4. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan; and
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.

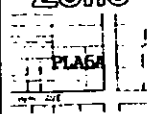
Footnotes

5548A/83A/pg. 23/4-20-88/TS:br

or other information about parking and parking areas, see Chapter 105.
 — For details of the regulations in this category, see Chapter 100.
 — For information of the regulations in this 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 	Section 60.35.a1
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
				FRONT	SIDE	REAR					
Detached Dwelling Units		None	3,600 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above building elevation	E	A	2.0 per unit
Attached or Stacked Dwelling Units		None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation	D	A	1.7 per unit

CONTINUED ON FOLLOWING PAGE

804D/388A(p.1)TS:br (5585A/83A) 5/16/88 PLA-6A

- SPECIAL REGULATIONS**
- For this use, only one dwelling unit may be on each lot regardless of lot size.
 - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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.
- 804D/388A(p.2)TS:br (5585A/83A) 5/16/88 PLA-6A

Footnotes

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

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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			REQUIRED PARKING SPACES
				REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
				FRONT	SIDE	REAR					
Church		Process IIA Chapter 150	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.
School or day-Care center		Process IIA Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side ----- If this use can accommodate 13 to 49 or more students or children, then 20' 20' on each side ----- Otherwise, 5', but 2 side yards must equal at least 15'			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25

SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- 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.
- No parking is required for day-care or school ancillary to the use.
- 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 is required only along the property lines adjacent to the outside play areas.
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
- An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- If any portion of a structure is adjoining a low density zone, then either:
 - ...
 - ...

REGULATIONS CONTINUE ON NEXT PAGE


804D/388A(p.4)TS:br (5585A/83A) 5/16/88 PLA-6A

Footnotes

804D/388A(p.3)TS:br (5585A/83A) 5/16/88 PLA-6A

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

USE ZONE CHART

Zone 	Section 60.35.a2)
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REGULATIONS USE	DIRECTIONS: REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			FRONT	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				SIDE	REAR					
mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise 30' above average building elevation	E	B	See Sectio 105.25

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

8040/388A(p.6)TS:br (5585A/B3A) 5/16/88 PLA-6A

8040/388A(p.5)TS:br (5585A/B3A) 5/16/88 PLA-5A

Footnotes

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

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REGULATIONS USE	DIRECTIONS REQUIRED REVIEW PROCESS	LOT SIZE	USE ZONE CHART										SPECIAL REGULATIONS
			MINIMUMS					MAXIMUMS					
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
			FRONT	SIDE	REAR								
onvalascent enter r Nursing ome	Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If the development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 		
ublic Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 		
overnment acility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spc. Reg. #5	B	See Section 105.25	<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. 		
ublic Transit helter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 		
ublic Park	See Special Regulation #2 and #3	None	Will be determined on a case-by-case basis								See Section 105.25	REGULATIONS CONTINUE ON NEXT PAGE	

Zone Section 60.35.a3)

CONTINUED ON FOLLOWING PAGE

804D/388A(p.9)TS:br (5585A/83A) 5/16/88 PLA-6A

04D/388A(p.7)TS:br (5585A/83A) 5/16/88 PLA-6A

Footnotes

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

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

USE ZONE CHART

Zone PLA6B	Section 60.35.b1)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Attached dwelling unit		None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	E	A	2.0 per Unit
Attached or detached dwelling units		None	3,600 sq. ft. per dwelling unit	20'	5', but 2 side yards must equal at least 15'	10'	70%	Otherwise, 30' above average building elevation.	D	A	1.7 per Unit

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.

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

REGULATIONS CONTINUED ON NEXT PAGE

5606A/84A/TS:br(p.3) 5-17-88 PLA-6B

REGULATIONS CONTINUED ON NEXT PAGE

5606A/84A/TS:br(p.1) 5-17-88 PLA 6B

Footnotes

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

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USE	REGULATIONS	Direction	MINIMUMS					MAXIMUMS					
			REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
					FRONT	SIDE	REAR						
Office Use	None		REGULATIONS CONTINUED FROM PREVIOUS PAGE										
			7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area. Otherwise, 1 per each 300 sq.ft. of gross floor area.		

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE

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

5606A/84A/TS:br(p.4) 5-17-88 PLA-6B

06A/84A/TS:br(p.2) 5-17-88 PLA-6B

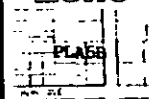
Footnotes

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

USE ZONE CHART

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

Zone



Section

60.35.b2)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Development containing detached or attached dwelling units and office Uses. See Special Regulation 1		None	3,600 sq. ft. per dwelling unit.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	D	See Section 105.25
General Home or Mortuary		Process I Chapter 145	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25

- SPECIAL REGULATIONS
1. A veterinary office is not permitted in any development containing dwelling units.
 2. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation.
 3. Parking must be located beneath the structure to the maximum extent possible.
 4. Hours of operation of office use may be limited to reduce adverse impacts on nearby residential uses.
 5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 6. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
 7. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 9. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
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Footnotes

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

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Church	Process I Chapter 145	7,200 sq ft	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #3.		
School or Day Care Center	Process I Chapter 145	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%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25		

SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- No parking is required for day-care or school ancillary to the use.
 - A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
 - Hours of operation may be limited to reduce impacts on nearby residential uses.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

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REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

Directions:

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

USE ZONE CHART

Zone 	Section 60.35.b2)
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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						
Mini-school or mini-day-care (7-12 attendees) Day-care home (6 or less attendees)		None	3,600 sq. ft.	20' side equal 15'	5' but 2 yards must at least	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	E	B	See Section 105.25
convalescent center or Nursing home		Process I Chapter 145	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed

SPECIAL REGULATIONS

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

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

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Footnotes

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

USE ZONE CHART

Zo

PLA6B

Section

60.35.b3)

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	A					B
			FRONT	SIDE	REAR								
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. <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. 		
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	----- Otherwise, 30' above average building elevation.	C See Spec. Reg. #4	B	See Section 105.25			
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	-- See Spc. Reg. #2	None	None			
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, none	None	Will be determined on a case-by case basis					If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25		

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5606A/84A(p.12)TS:br 5-17-88 PLA-6B

Footnotes

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Detached Dwelling Unit		None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	A	2.0 per Unit
Attached or Attached Dwelling Unit		If less than 3,600 sq. ft. of lot area, then Process IIA, Chapter 150 Otherwise, none. See Special Reg. #4.	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per Unit

CONTINUED ON FOLLOWING PAGE

146D/342A/TS:br 5-18-88 PLA-6D

SPECIAL REGULATIONS
<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. <ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with 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 square feet 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. <ol style="list-style-type: none"> 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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions: <ol style="list-style-type: none"> For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet. The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

846D/342A(p.11)TS:br 5-18-88 PLA-6D

Footnotes

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

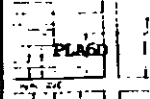
REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			SPECIAL REGULATIONS		
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR							
Church	Process IIA Chapter 150	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #3.	<p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>3. No parking is required for day-care or school ancillary to the use.</p> <p>4. May locate on the subject property only if--</p> <p>a. It will serve the immediate neighborhood in which it is located; or</p> <p>b. It will not be detrimental to the character of the neighborhood in which it is located; or</p> <p>c. The property is served by a collector or arterial street.</p> <p>5. A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</p> <p>6. Hours of operation may be limited to reduce impacts on nearby residential uses.</p>	
School or Day-Care Center	Process IIA Chapter 150	7,200 sq. ft.	CONTINUED FROM PREVIOUS PAGE			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<p>1. If this use can accommodate 50 or more students or children, then 50' on each side</p> <p>2. If this use can accommodate 13 to 49 students or children, then 20' on each side</p> <p>3. Otherwise, 5', but 2 side yards must equal at least 15'</p>	<p>1. Structured play areas must be set back from all property lines as follows:</p> <p>a. 20 feet if this use can accommodate 50 or more students or children.</p> <p>b. 10 feet if this use can accommodate 13 to 49 students or children.</p> <p>c. Otherwise, 5 feet.</p> <p>2. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</p> <p>3. May include accessory living facilities for staff persons.</p>

46D/342A(p.2) TS:br 5-18-88 PLA-6D 846D/342A(p.7)TS:br 5-19-88 PLA-6D

Directions:

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

USE ZONE CHART

Zone  PL60	Section 60.35.(d)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
mini-school or mini-day-care Center (7-12 attendees) or day-Care Home (6 attendees or less).		None	3,600 sq.ft.	20'	5' but 2 side yards must equal at least 15'.	10'	60%	If adjoining a low density zone other than RSK, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	8	See Section 105.25
146D/342A(p.3)		S:br 5-18-88	PLA-6D								

SPECIAL REGULATIONS

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

846D/342A(p.8)TS:br 5-18-88 PLA-6D

Footnotes

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

REGULATIONS USE	Dir. or Process	Lot Size	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Convalescent Center or Nursing Home	Process IIA	7,200 sq.ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation. If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation. If adjoining a low density zone other than RSX, then 25' above average building elevation.	C See Spc. Reg. #4	B	See Section 105.25	<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. 	

Zoning
PLA-6D

Section
60.35.d4

CONTINUED ON FOLLOWING PAGE

846D/342A(p.9)TS:br 5-19-88 PLA-6D

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

Continues

USE ZONE CHART

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

Zone	Section
PLA-6F	60.35.f1)

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
Attached dwelling unit	None	3,600 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	E	A	2.0 per Unit	
Attached or stacked dwelling units	None	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 other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	

SPECIAL REGULATIONS

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

REGULATIONS CONTINUED ON NEXT PAGE

5616A/84A(p.2)TS:br 5-17-88 PLA-6F

5616A/71A(p.1) 5-17-88/TS:br PLA-6F

Footnotes

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

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
			FRONT	SIDE	REAR					
Church	Process 11A Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based upon maximum occupancy load of any area of worship. See Spec. Reg. #3.

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
3. No parking is required for day-care or school ancillary to the use.

5616A/84A(p.3) 5-17-88/TS:br PLA-68

5616A/84A(p.4)TS:br 5-17-88 PLA-6F

Footnotes

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

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE CHART										Zone	Section
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	60.35.f.2)
			FRONT	SIDE	REAR		HEIGHT OF STRUCTURE							
School or Day Care Center	Process IIA Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side	50'	50'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	0	0	0	0	See Section 105.25	1. May locate on the subject property only if-- a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6 foot high fence is required only along the property lines adjacent to the outside play areas. 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. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).	
mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)	None	3,600 sq.ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B			1. May locate on the subject property only if -- a. It will serve the immediate neighborhood in which it is located; or b. It will not be detrimental to the character of the neighborhood in which it is located. 2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by 5'. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.		
616A/84A(p.5)	17-88/TS:br	PLA-6F	REGULATIONS CONTINUED ON NEXT PAGE											
Footnotes												or other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	Page 174	

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	REAR				
				FRONT	SIDE	REAR							
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)		None	3,600 sq.ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone, other than RSX, then 25' above average building elevation. Otherwise, 30' above average elevation.	E	B	See Section 105.25	<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 	
Convalescent Center or Nursing Home		Process II Chapter 150	7,200 sq. ft.	10'	20' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Utility		None	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Government Facility		Process II Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spc Reg #4	B	See Section 105.25	<ol style="list-style-type: none"> For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	

5616A/84A(p.7) TS:br 5-17-88 PLA-6F

5616A/84A(p.8) TS:br 5-17-88 PLA-6F

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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-66	Section 60.35.g1)
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		LOT SIZE	FRONT	SIDE						
Manufacturing See Spec. Reg. #1										
Warehouse Storage Services	None	None	30'	0'	0'	90%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none 30' above average building elevation. See Spec. Reg. #9.	A	C	1 per each 1,000 sq. ft. of gross floor area
Industrial Laundry Facility										
Wholesale Printing and Publishing										
Retail Establishment Providing Building, Construction, Plumbing, Electrical, Landscaping or Pest Control Services										

SPECIAL REGULATIONS

- The following manufacturing uses are permitted:
 - Food, drugs, stone, clay, glass, china, ceramics products, electrical equipment, scientific or photographic equipment, fabricated metal products;
 - Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;
 - Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;
 - Packaging of prepared materials;
 - Textile, leather, wood, paper and plastic products from pre-prepared material; and
 - Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.
- Vehicle access for this use must be from the east.
- Hours of operation may be limited to reduce impact on residential areas.
- Outdoor storage and fabrication is not permitted.
- May include as part of this use accessory wholesale or retail trade utilizing not more than 20% of the gross floor area.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - it will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

REGULATIONS CONTINUED ON NEXT PAGE

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REGULATIONS CONTINUED ON NEXT PAGE

Footnotes

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

USE	REGULATIONS	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						
retail establishment providing storage services. See Special Regulation #2		None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none 30' above average building elevation. See Spec. Reg. #6.	A	E	See Section 105.25	<ol style="list-style-type: none"> 1. Vehicle access for this use must be from the east. 2. May include accessory living facilities for staff persons. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. 5. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 6. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> a. <u>it will not block local or territorial views designated in the Comprehensive Plan; and</u> b. <u>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</u>

626A/84A(p.11) 5-17-88/TS:br PLA-66


5626A/84A(p.12)5-17-88/TS:br PLA-66

<p>Footnotes</p> <p>_____ or other information about parking and parking areas, see Chapter 105. _____ For details of the regulations in this category, see Chapter 100. _____ For information of the regulations in this category, see Chapter 95. _____ For details of what may exceed this height limit, see Chapter 115. _____ For details regarding required yards, see Chapter 115.</p>	<p>Page 177</p>
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Directions:

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

USE ZONE CHART

Zone 	Section 60.35.g3)
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REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS							
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACE			
			FRONT	SIDE	REAR								
church	None	None	CONTINUED FROM PREVIOUS PAGE			30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none 30' above average building elevation. See Spec. Reg. #6.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #7

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE
<ol style="list-style-type: none"> Vehicle access for this use must be from the east. May include accessory living facilities for staff persons. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 20 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <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. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. No parking is required for day-care or school ancillary to the use. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.

5626A/84A(p.7) 5-19-88 TS:br PLA-6G

5626A/84A/TS:br(p.8) 5-19-88 PLA-6G

Footnotes

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

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

USE ZONE CHART

Z	Section
PLA6G	60.35.g4)

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						
School or Day Care Center		None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, None		See Section 105.25	

- SPECIAL REGULATIONS**
- A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
 - Hours of operation may be limited to reduce impacts on nearby residential uses.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
 - May include accessory living facilities for staff persons.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process 11A, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
 - These uses are subject to the requirement established by the Department of Social and Health Services (WAC-388-73).
 - Vehicular access for this use must be from the east.

REGULATIONS CONTINUED ON FOLLOWING PAGE

5626A/84A(p.3)TS:br 5/17/88 PLA-6G

5626A/84A(p.1)TS:br 5-17-88 PLA-6G

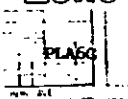
Footnotes

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

Directions:

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

USE ZONE CHART

<p>Zone</p> 	<p>Section</p> <p>60.35-g5)</p>
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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						
Mini-school or mini-day-care (7-12 attendees) or day-care home (6 or less attendees)		None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none. 30' above average building elevation. See Spec. Reg. #12	E	B	See Section 105.25	
Convalescent Center or Nursing Home		Process IIA Chapter 150	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	C	B	1 for each bed	

SPECIAL REGULATIONS

- REGULATIONS CONTINUED FROM PREVIOUS PAGE
- Vehicular access for this use must be from the east.
 - A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
 - Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
 - Structured play areas must be setback from all property lines by 5'.
 - An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
 - The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
 - May include accessory living facilities for staff persons.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- ~~1. If any portion of a structure is adjoining a low density zone, then either:~~
- ~~The height of that portion of the structure shall not exceed 20 feet above average building elevation, or~~
 - ~~The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.~~
- ~~Vehicular access for this use must be from the east.~~
 - ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~
 - ~~The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.~~

5626A/B4A(p.2)TS:br 5/17/88 PLA-66

REGULATIONS CONTINUED ON FOLLOWING PAGE

5626A/B4A(p.4)TS:br 5/17/88 PLA-66

Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
			FRONT	SIDE	REAR					
Public Utility	Process IIA Chapter 150	None	30' See	0' Spec. Reg.	0' #4	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none 30' above average building elevation. See Spec. Reg. #5.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None				80%		C	B	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spec. Reg. #2	None

- SPECIAL REGULATIONS**
1. Vehicle access for this use must be from the east.
 2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 4. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 5. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - a. It will not block local or territorial views designated in the Comprehensive Plan; and
 - b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
 46. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.

5626A/84A(p.9) 15:BR 5-19-84 PLA-06

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 PLA6J	Section 60.35.j1
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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					
Attached dwelling units		None	3,600 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	E	A	2.0 per unit
Attached or detached dwelling units		None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per unit

CONTINUED ON FOLLOWING PAGE

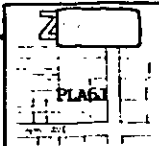
17D/342A(p.1) S:br 5/17/88 PLA-62*

- SPECIAL REGULATIONS
- For this use, only one dwelling unit may be on each lot regardless of lot size.
 - Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 - If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade 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.
- 817D/388A(p.1) S:br 5/17/88 PLA-62*

Footnotes

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

USE ZONE CHART



PLA-63

Section

60.35-j2)

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

USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			REQUIRED PARKING SPACES
				REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
				FRONT	SIDE	REAR					
Church		Process IIA Chapter 150	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #5.
School or Day-Care Center		Process IIA Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' 50' on each side <hr/> If this use can accommodate 13 to 49 or more students or children, then 20' 20' on each side <hr/> Otherwise, 5', but 2 side yards must equal at least 15'			70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25

SPECIAL REGULATIONS

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

REGULATIONS CONTINUE ON NEXT PAGE

817D/388A(p.4)TS:br 5/17/88 PLA-63

817D/388A(p.3)TS:br 5/17/88 PLA-63

Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
USE	REGULATIONS											
Mini-school or mini-day-care (7-12 attendees) or (Day-Care Home (6 or less attendees))	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation ----- Otherwise 30' above average building elevation	E	B	See Section 105.25	<p style="text-align: center;">REGULATIONS CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 9. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 10. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73). <ol style="list-style-type: none"> 1. 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. 2. A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. 3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by 5 feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 10. If development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 11. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 12. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 	
817D/388A(p.5)	TS:br 5/17/88	PLA-6A									<p>817D/388A(p.6)TS:br 5/17/88 PLA-6A</p>	

Footnotes

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

USE ZONE CHART

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

Z

PLA-63

Section

60.35(3)

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					SIGN CATEGORY
			FRONT	SIDE	REAR								
Involvescent center or Nursing home	Process IIA Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If the development will result in the isolation of a low density use, site and building design and landscaping must mitigate the impact of that isolation. 		
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 		
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, 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 it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 		
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"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 		
Public Park	See Special Regulation #2 and #3	None	Will be determined on a case-by-case basis							See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 		

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REGULATIONS CONTINUE ON NEXT PAGE

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Footnotes

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

USE ZONE CHART

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

Zone	Section
PLA-7A	60.40.a1)

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	E			
		FRONT	SIDE	REAR						
Attached Dwelling Units	None	5,000 sq. ft. per unit 3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	f adjoining or RS zone, a low density zone other than RSX, then 25' above average building elevation.	E	A	2.0 per Unit
Detached, Attached, or Stacked Dwelling Units	If development will isolate a low density use, then Process 118 Chapter 152 Process I Chapter 145 Otherwise, none	7,200 sq. ft. with at least 2,400 sq. ft. per unit 3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60%	f adjoining or RS zone, a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per Unit

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.

- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Development on the subject property must be designed to minimize view obstruction from the north.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 30 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.
- If the subject property contains four or more units, then it must contain at least 700 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.

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

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

736D/386A(p.1)TS:br (3205B/85A) 5-12-88 PLA-7A

36D/386A(p.2)TS:br (3205B/85A) 5-12-88 PLA-7A

Footnotes

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

USE	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone, low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See section 105.25 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg #5
School or Day Care Center	Process II Chapter 152 Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone, low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See section 105.25

SPECIAL REGULATIONS

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

1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Development on the subject property must be designed to minimize view obstruction from the north.
4. May locate on the subject property only if--
 - a. It will serve the immediate neighborhood in which it is located; or
 - b. It will not be detrimental to the character of the neighborhood in which it is located.
5. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
6. Hours of operation may be limited to reduce impacts on nearby residential uses.
7. Structured play areas must be set back from all property lines as follows:
 - a. 20 feet if this use can accommodate 50 or more students or children.
 - b. 10 feet if this use can accommodate 13 to 49 students or children.
 - c. Otherwise, 5 feet.
8. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.

60.40.a2) CONTINUED ON FOLLOWING PAGE
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CONTINUED ON FOLLOWING PAGE
7360/386A(p.5)TS:br (3205B/85A) 5-12-88 PLA-7A

Footnotes

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

USE ZONE CHART

Zone	Section
PLA-7A	60.40.a2)

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

REGULATION	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
USE	SCHOOL OR DAY CARE CENTER	7,200 sq. ft.	50'	50'	50'	70%	D	B	See section 05.25	

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE

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

736D/386A(p.6)TS:br (3205B/85A) 5-12-88 PLA-7A

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.

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

USE ZONE CHART

Section 60.40.a2)

PLA 7A

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average elevation	E	B	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5'. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Development on the subject property must be designed to minimize view obstruction from the north. 	
Convalescent Center or Nursing Home	Process 11A Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. Development on the subject property must be designed to minimize view obstruction from the north. 	

736D/386A(p.11) TS:br (5511A/71A/p.11) 5-12-88 PLA-7A

'36D/386A(p.12) TS:br (5511A/71A) 5-12-88 PLA-7A

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.

Zone Section
 PLATA I
 60.40.a3)

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining an RS zone, a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining an RS zone, a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Sec Reg. 95	B	See Section 105.25	

SPECIAL REGULATIONS

- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Development on the subject property must be designed to minimize view obstruction from the north.
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

736D/386A(p.8)TS:br (32058/85A) 5-12-88 PLA-7A

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

Zc
PLA 7A
Section
60.40.a4

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						
Public Transit Shelter	None	None	None	None	None	100%	5' 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	See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis					---	See Section 105.25	None	<ol style="list-style-type: none"> 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. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width. 	

7360/386A(p.9) TS:br (32058/85A/p.7) 5-12-88 PLA-7A

7360/386A(p.10) (32058/85A/p.8) TS:rk/5-19-88 PLA-7A

Footnotes

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

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

USE ZONE CHART

Zone PLA/7B	Section 60.40.b1)
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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				
			LOT SIZE	FRONT	SIDE						
Attached dwelling units		None	3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C then 25' above average building elevation Otherwise, 30' above average building elevation	E	A	2.0 per Unit
Detached, attached, or attached dwelling units		If less than 2,400 sq. ft. of lot area per unit or if development will isolate low density use, then Process 118 Chapter 152 Process 1 Chapter 145 Otherwise, None	7,200-3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per Unit

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.
-
- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Development on the subject property must be designed to minimize view obstruction from the north.
 - May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.

REGULATIONS CONTINUED ON NEXT PAGE

257D/387A/TS:br(p.3) (3208B/85A) 5-13-88 PLA-7B

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257D/387A/TS:br(p.1) (3208B/85A) 5-13-88 PLA-7B

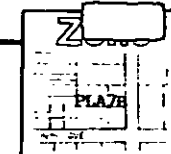
Footnotes

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

Directions:

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

USE ZONE CHART



Section
60.40.b1)

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
			FRONT	SIDE	REAR					
detached, attached, or stacked dwelling units If less than 2,400 sq. ft. of lot area per unit or if development will isolate low density use, then Process 118 Chapter 152 Process 1 Chapter 145 Otherwise, None	7,200 3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20	5', but 2 side yards must equal at least 15'	10'	60%	of adjoining as 45 zone a low den- sity zone other than SX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE

- If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

257D/387A/TS:br(p.4) (3208B/85A) 5-13-88 PLA-7B

257D/387A/TS:br(p.2) (3208B/85A) 5-13-88 PLA-7B

Footnotes

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

REGULATIONS USE	DIRECTIONS: REQUIRED REVIEW PROCESS	USE ZONE CHART									
		MINIMUMS					MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
FRONT	SIDE		REAR								
Development containing attached or stacked dwelling units and any Retail establishment selling goods or providing services including banking and related financial services, or office uses	Process IIB Chapter 152	7,200 - 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'	80%	The roof-line may not exceed 30' above the crown of 4th Ave. lying adjacent to the subject property.	B	D	Section 105.25	
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25 - One for every 4 people based on maximum occupancy load of an area of worship. See Special Regulation 76.	

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258D/387A(p.1)TS:rk (32088/85A/p.1) 5-19-88 PLA-7B

Footnotes

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

Zone PLA-7B	Section 60.40.b2)
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SPECIAL REGULATIONS

- This use is permitted only south of 4th Avenue and only if developed in conjunction with property in the CBD-B or CBD-C zone.
 - A veterinary office is not permitted in any development containing dwelling units.
 - The maximum amount of allowable floor area for office use is computed using the following formula:
 $(\text{the maximum number of dwelling units allowed on the subject property} \times \text{the number of dwelling units proposed}) \times \text{the average square footage of the dwelling units proposed} = \text{the amount of square footage available for office use.}$
 - Dwelling units may not access directly onto Central Way.
 - Drive-in and drive-through fast food restaurant facilities are not permitted in this zone.
 - Vehicle service stations are not permitted in this zone.
 - If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
 - Development on the subject property must be designed to minimize view obstruction from the north.
 - 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.
 - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
 - Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
 - The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
 - A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
 - Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.
1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.

CONTINUED ON FOLLOWING PAGE

258D/387A/TS:rk(p.3) (32088/85A) 5-23-88 PLA-7B

	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		FRONT	SIDE	REAR						
Church	Process 11A Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25 One for every 4 people based on maximum occupancy load of an area of worship. See Special Regulation 76.

CONTINUED FROM PREVIOUS PAGE

2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.


See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Development on the subject property must be designed to minimize view obstruction from the north.
4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
5. Traffic cannot significantly impact any residential neighborhood.
6. Noise cannot exceed that normally associated with a residential neighborhood.
7. Scale and placement of the structure must be in harmony with the residential setting.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. No parking is required for day-care or school ancillary to the use.

580/387A(p.1)TS:rk (32088/85A/p.1) 5-19-88 PLA-7B

CONTINUED ON FOLLOWING PAGE

258D/387A/TS:rk(p.4) (32088/85A) 5-23-88 PLA-7B

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

Zone  PLA 7B	Section 60.40.b3)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
chool or Day re Center		Process 11B Chapter 152 Process 11A Chapter 150	7,200 sq.ft.	If this use can accommodate 50 or more students or children, then 50' on each side ----- 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%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	0	0	0	See Section 105.25	

SPECIAL REGULATIONS

1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Development on the subject property must be designed to minimize view obstruction from the north.
4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
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.
65. A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
76. Hours of operation may be limited to reduce impacts on nearby residential uses.
87. 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.
98. An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
109. May include accessory living facilities for staff persons.
110. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
11. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

258D/387A(p.7)TS:br (32088/85) 5-13-88 PLA-7B

Footnotes

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

USE ZONE CHART

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

Section
60.40.b3

Z
PLA7B

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR							
USE	Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. Ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	F	B	See Section 105.25
		Otherwise,						30' above average elevation			

258D/387A(p.5) S:br (5511A/71A/p.11) 5-3-88 PLA-7B

SPECIAL REGULATIONS

- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines by 5'.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- Development on the subject property must be designed to minimize view obstruction from the north.
- May not access directly onto 2nd, 3rd, 4th, 5th, or 6th Streets unless no other access is available.

258D/387A(p.9)TS:br (3208B/85A) 5-13-88 PLA-7B

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-7B	Section 60.40.b3)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
Invalascent inter or rsing Home		Process 11A Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoin- ing a low density zone other than RSX, or de- tached dwelling unit in Planned Area 7C, then 25' above average building elevation ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed

SPECIAL REGULATIONS

- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.
- Development on the subject property must be designed to minimize view obstruction from the north.
- May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

258D/387A(p.11)TS:br (32088/85A) 5-13-88 PLA-7B

258D/387A(p.10)TS:br (32088/85A) 5-13-88 PLA-7B

Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining an RS zone a low density zone other than RS1, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	B	See Section 105.25	

SPECIAL REGULATIONS

1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
2. ~~Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 60 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:~~
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
3. Development on the subject property must be designed to minimize view obstruction from the north.
4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
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.

2580/387A(p.8)TS:br (3208B/85A) 5-13-88 PLA-7B


2580/387A(p.6) S:br (3208B/85A) 5-13-88 PLA-7B

Footnotes

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

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

USE ZONE CHART

Zone 	Section 60.40.b4)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS					
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
Government facility		Process 11A Chapter 150	None	20'	10' on each side	10'	70%	If adjoining lot on same zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	See Section 05.25	B	See Section 05.25
Public transit center		None	None	None	None	None	100%	15' above average building elevation	See Spc. Reg. #2	None	None

- ### SPECIAL REGULATIONS
- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Development on the subject property must be designed to minimize view obstruction from the north.
 - May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
 - May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - Landscape Category A, or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
-
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 - May install transit route and information signs and markers.

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Footnotes

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

USE ZONE CHART

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

Zone <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> PLA-7B	Section 60.40.64)
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REGULATIONS	USE	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						
				CONTINUED FROM PREVIOUS PAGE							CONTINUED FROM PREVIOUS PAGE	
	Public Park	See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis						See Section 105.25	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 provisions of this Code may apply to the subject property. 3. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.	
	2590/387A(p.2)	TS:br (32088/85A) 5-16-88	PLA-7B									

2590/387A(p.4)TS:rk (32088/85A) 5-19-88 PLA-7B

Footnotes

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

USE ZONE CHART

Zone PLA7C	Section 60.40.C1)
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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						
Detached Dwelling Units		None	3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	50% 60%			E	A	1.0 per unit
Detached, attached, or stacked Dwelling Units		If development will isolate low density use, then Process 118 Chapter 152 Process 1 Chapter 145 Otherwise, None	7,200-3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.		D	A	1.7 per Unit

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.

- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.
- See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Development on the subject property must be designed to minimize view obstruction from the north.
- May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.

REGULATIONS CONTINUED ON NEXT PAGE

257D/387A/TS:br(p.3) (3208B/85A) 5-13-88 PLA-7B

257D/387A/TS:br(p.1) (3208B/85A) 5-13-88 PLA-7B

CONTINUED ON FOLLOWING PAGE

Footnotes

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

REGULATION USE ZONE CHART

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

Z
PLA 7C
Section
60.40.C1)

REGULATION USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
		FRONT	SIDE	REAR							
Attached, detached, or mobile dwelling units	If development will isolate low density use, then Process 118 Chapter 152 Process 1 Chapter 145 Otherwise, None	7,200 3,600 sq. ft. with at least 1,800 sq. ft. per unit.	20	5', but 2 side yards must equal at least 15'	10'	60%	f adjoining a 45 zone a low density zone other than BSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	1.7 per Unit	

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE

- If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
- Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

257D/387A/TS:br(p.4) (3208B/85A) 5-13-88 PLA-7B

Footnotes

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

REGULATIONS

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

USE ZONE CHART

Zone PLA 7C	Section 60.40.(62)
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REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				
	LOT SIZE	REQUIRED YARDS		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	FRONT	SIDE	REAR					

SPECIAL REGULATIONS

Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105-25. One for every 4 people based on maximum occupancy load of an area of worship. See Special Regulation 76.
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8D/387A(p.1)TS:rk (32088/85A/p.1) 5-19-88 PLA-78

1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C 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. Development on the subject property must be designed to minimize view obstruction from the north.
4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
5. Traffic cannot significantly impact any residential neighborhood.
6. Noise cannot exceed that normally associated with a residential neighborhood.
7. Scale and placement of the structure must be in harmony with the residential setting.
- 8.5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
6. No parking is required for day-care or school ancillary to the use.

0258C/353A(32088/85A)03-29-88/TS:dc

Footnotes

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

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

USE ZONE CHART

Zone Section
 60.40.03)

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 118 Chapter 152 Process 11A Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side	50'	50'	If this use can accommodate 13 to 49 students or children, then 20' on each side	20'	20'	20'	70%	70'	adjoining an RS zone a low density zone other than RSX, or Detached dwelling unit in Planned Area 7C, then 25' above average building elevation.	0	B	See Section 105.25

SPECIAL REGULATIONS

- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 50 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - the height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - the horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Development on the subject property must be designed to minimize view obstruction from the north.
- May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
- May locate on the subject property only if--
 - it will serve the immediate neighborhood in which it is located; or
 - it will not be detrimental to the character of the neighborhood in which it is located.
- A 6-foot high fence is required only along the property lines adjacent to the outside play areas, along the side and rear property lines is required.
- Hours of operation may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
- An on-site passenger loading area must be provided if this use can accommodate 50 or more students or children. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
- May include accessory living facilities for staff persons.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

2580/387A(p.7)TS:br (32088/85) 5-13-88 PLA-7B

Footnotes

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

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

USE ZONE CHART

Zone PLA7C	Section 60.40.03
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		FRONT	SIDE	REAR						
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	E	B	See Section 105.25
		Otherwise,					30' above average elevation			

3D/387A(p.5) S:br (5511A/71A/p.11) 5-3-88 PLA-7B

SPECIAL REGULATIONS

1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet.
See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
2. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
3. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
4. Structured play areas must be setback from all property lines by 5'.
5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
7. May include accessory living facilities for staff persons.
8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).
10. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
11. Development on the subject property must be designed to minimize view obstruction from the north.
12. May not access directly onto 2nd, 3rd, 4th, 5th, or 6th Streets unless no other access is available.

258D/387A(p.9)TS:br (3208B/85A) 5-13-88 PLA-7B

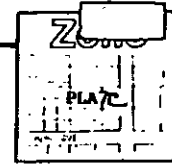
Footnotes

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

Directions:

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

USE ZONE CHART



Section
60.40.C3

USE

REGULATIONS

Convalescent Center or Nursing Home

Process 11A Chapter 150

7,200 sq. ft.

20'

10' on each side

10'

70%

If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 80' above average building elevation.

C

B

1 for each bed

SPECIAL REGULATIONS

1. If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
2. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.
3. Development on the subject property must be designed to minimize view obstruction from the north.
4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

580/387A(p.10)TS:br (3208B/85A) 5-13-88 PLA-7B

2580/387A(p.11)TS:br (3208B/85A) 5-13-88 PLA-7B

Footnotes

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

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

USE ZONE CHART

Zone PLA-7B	Section 60.40.23
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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					
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining an RS zone a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	B	See Section 105.25

SPECIAL REGULATIONS

- If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation.
- ~~Any structure's horizontal dimension that is parallel to and within 100 feet of an RS zone or detached dwelling unit in Planned Area 7C, may not exceed 60 feet if any part of that structure within 100 feet of the RS zone or detached dwelling unit in Planned Area 7C exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:~~
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
- Development on the subject property must be designed to minimize view obstruction from the north.
- May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

258D/387A(p.6)TS:br (32088/85A) 5-13-88 PLA-7B

258D/387A(p.6)TS:br (32088/85A) 5-13-88 PLA-7B

Footnotes

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

USE ZONE CHART

Zc

PLAT

Section

60.40.C41

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

USE	REGULATIONS	MINIMUMS						MAXIMUMS			REQUIRED PARKING SPACES
		REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	
				FRONT	SIDE	REAR					
Government Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than BSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	See Section 105.25	B	None	
Public Transit Alter	None	None	None	None	None	100%	15' above average building elevation	See Spc. Reg. #2	None	None	

SPECIAL REGULATIONS

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

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 3. Development on the subject property must be designed to minimize view obstruction from the north.
 4. May not access directly onto 2nd, 3rd, 4th, 5th or 6th Streets unless no other access is available.
 5. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 7. Landscape Category A, or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
-
1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.

Footnotes

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 PLA7C	Section 60.40.C4)
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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						
Public Park		See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis						See Section 105.25	<p>CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 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 provisions of this Code may apply to the subject property. <u>If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either:</u> <ol style="list-style-type: none"> <u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u> <u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width.</u> 	
259D/387A(p.2)		5:br (3208B/85A) 5-16-88	PLA-7B								<p>CONTINUED FROM PREVIOUS PAGE</p>	

259D/387A(p.4)TS:rk (3208B/85A) 5-19-88 PLA-7B

Footnotes

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

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Retail establishment selling groceries and related items.	Process HA Chapter-150 None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	B See also Spc. Reg. #5	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must emphasize Totem Lake as the focal point of this zone. 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point. 3. Refer to Chapter 90 regarding restriction on development in and around Totem Lake and wetland areas. 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 6. Gross floor area for this use may not exceed 18,000 square feet. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 	
Retail establishment selling drugs, books, flowers, liquor, hardware supplies, garden supplies or works of art.	Process JIA Chapter-150 None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	B See also Spc. Reg. #5	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must emphasize Totem Lake as the focal point of this zone. 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point. 3. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 6. Gross floor area for this use may not exceed 10,000 square feet. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 	
Retail variety or department store.	Process IIA Chapter-150 None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	B See also Spc. Reg. #5	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must emphasize Totem Lake as the focal point of this zone. 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point. 3. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 6. Gross floor area for this use may not exceed 10,000 square feet. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 	
Retail establishment providing banking and related financial service.	Process IIA Chapter-150 None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	B See also Spc. Reg. #5	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must emphasize Totem Lake as the focal point of this zone. 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point. 3. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 6. Gross floor area for this use may not exceed 10,000 square feet. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 	
Retail establishment providing laundry, Dry cleaning, barber, beauty or shoe repair services.	Process IIA Chapter-150 None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	B See also Spc. Reg. #5	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> 1. Development must emphasize Totem Lake as the focal point of this zone. 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point. 3. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 6. Gross floor area for this use may not exceed 10,000 square feet. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. 9. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 10. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. 	


<p>7780/387A(p.2)TS:br (5654A/85A) 5-13-88 PLA-8</p>	<p style="text-align: right;">Page</p> <p style="text-align: right;">197</p>
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Footnotes

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

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

USE ZONE CHART

Zone 	Section 60.45.b
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USE	REGULATIONS REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY
			FRONT	SIDE	REAR				
Restaurant Tavern	Process 11A Chapter 150 None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	B See Spc. Reg. #5	E 1 per each 100 sq.ft. of gross floor area
Multi-Use Complex or Mixed-Use Building containing 7 or more restaurants, taverns, or retail uses allowed in this zone.	Process 11B Chapter 152	None	20'	10' on each side	20'	80%	30' above average building elevation.	B See also Spc. Reg. #6	E See Section 105.25
Office Use	Process 11A Chapter 150 None	7,200 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	C See Also Spc. Reg. #5	D If a Medical, Dental or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area ----- Otherwise, 1 per each 300 sq.ft. of gross floor area

- SPECIAL REGULATIONS**
- Development must emphasize Totem Lake as the focal point of this zone.
 - No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 - Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas.
 - Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.
 - Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- ~~The applicant may develop the subject property under this use listing or under individual use listings in this zone.~~
 - ~~Development must emphasize Totem Lake as the focal point of this zone.~~
 - ~~No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.~~
 - ~~Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas.~~
 - ~~Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.~~
 - ~~Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.~~
 - ~~Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.~~
-
- Development must emphasize Totem Lake as the focal point of this zone.
 - No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 - Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas.
 - Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.
 - Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The following regulations apply to veterinary offices only:
 - May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.
 - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
 - Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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	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						
Attached or detached dwelling units	Process - IA Chapter 150 None	7,200 sq. ft. with at least 3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%	30' above average building elevation.	D See also Spc. Reg. 75	A	.7 per unit	
Development containing attached or detached dwelling units and offices, restaurants, Taverns, Retail uses allowed in this zone. See Special Regulation	Process - IA Chapter 150 None	7,200 sq. ft. with at least 3,600 sq. ft. per unit. See special regulation 12 for the maximum amount of floor area for Office, Restaurant, or Tavern or Retail use Allowed.	20'	10' on each side	10'	70%	30' above average building elevation.	B See also Spc. Reg. 76	E	See Section 105.25	

- ### SPECIAL REGULATIONS
1. Development must emphasize Totem Lake as the focal point of this zone.
 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 3. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas.
 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.
 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
 6. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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1. A veterinary office is not permitted in any development containing dwelling units.
 2. ~~The maximum amount of allowable floor area for office, restaurant or tavern or retail 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, restaurant or tavern or retail use.~~
 3. Development must emphasize Totem Lake as the focal point of this zone.
 4. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 5. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas.
 6. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.
 7. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
 8. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 10. Ancillary assembly and manufactured goods on the premise of this use are permitted only if:
 - a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
 11. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
 12. A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if:
 - a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.

778D/387A(p.5)TS:br (5654A/85A) 5-13-88 PLA-B

Footnotes

Directions:

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

USE ZONE

CHART

Zone PLA-B	Section 60.45.a
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			FRONT	SIDE	REAR						
chool or Day-care Center	None	7,200 sq.ft.	20'	5', but 2' side yards must equal at least 15'	10'	70%	30' above average building elevation.	D See also Spc. Req. #5	B	See Section 105.25	
Mini-School or Day-Care Center (7-12 attendees) or Day-Care home (6 or less attendees)	None	3,600 sq.ft.	20'	5', but 2' side yards must equal at least 15'	10'	70%	30' above average building elevation.	D See also Spc. Req. #5	B	See Section 105.25	

CONTINUED ON FOLLOWING PAGE

778D/387A(p.9)TS:rk (5654A/85A) 5-19-88 PLA-B

SPECIAL REGULATIONS

- Development must emphasize Totem Lake as the focal point of this zone.
 - No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 - Refer to Chapter 90 regarding restriction on development and around Totem Lake and wet-land areas.
 - Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.
 - Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
 - May include accessory living facilities for staff persons.
 - The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
 - These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
-
- Development must emphasize Totem Lake as the focal point of this zone.
 - No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 - Refer to Chapter 90 regarding restriction on development and around Totem Lake and wet-land areas.
 - Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion.
 - Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - A 6-foot high fence is required only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only.
 - Structured play areas must be setback from all property lines by 5 feet.
 - An on-site passenger loading area may be required, depending on the number of attendees and the extent of the abutting right-of-way improvements.
 - May include accessory living facilities for staff persons.
 - These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).

CONTINUED ON FOLLOWING PAGE

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Footnotes

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

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
<p>78D/387A(p.10)TS:rk (5654A/85A) 5-19-88 PLA-8</p> <p>Convalescent center or Nursing Home</p>	None	7,200 sq.ft.	20'	10' on each side	10'	70%	30' above average building elevation.	C See also Spc. Reg. 75	B	1 for each bed	<p style="text-align: center;">CONTINUED FROM PREVIOUS PAGE</p> <ol style="list-style-type: none"> 1. Development must emphasize Totem Lake as the focal point of this zone. 2. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point. 3. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. 4. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. 5. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

Directions: THEN, ACROSS FOR REGULATIONS.

REGULATION USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR					
Public Utility	Process - 11A Chapter - 156 None	None	20'	20' on each side	20'	60% 70%	30' above average building elevation.	A See Spc. Reg. #3	B	See Section 105.25
Government Facility	Process - 11A Chapter - 156 None	None	20'	10' on each side	20'	60% 70%	30' above average building elevation.	C See Spc. Reg. #3 and #6	B	See Section 105.25
Public Transit (letter)	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None

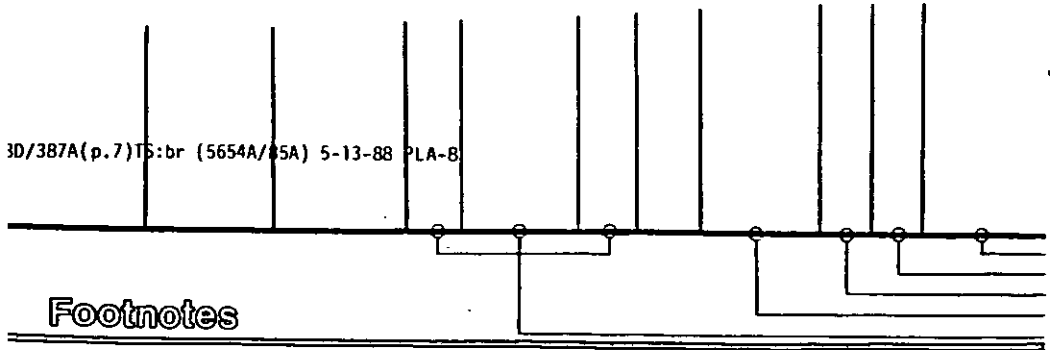
USE ZONE CHART

Zone

Section

60.45.d

- ### SPECIAL REGULATIONS
1. No grading, filling or other development activity may occur below the 120 foot contour line, based on the King County datum point.
 2. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas.
 3. Must install a landscape berm on the subject property adjacent to 120th Avenue N.E. and Totem Lake Way consistent with existing landscaped berms along these rights-of-way.
 4. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 6. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
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1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.



Footnotes

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

REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			REAR	LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS					HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR								
Manufacturing of Cold-Mix process-only soap; detergents; cleaning-preparations; perfumes; cosmetics-or other-toilet preparations													
Manufacturing of electrical equipment	Process IIA Chapter 150	35,000 sq. ft.	30'	0'	0'	80% 70%	If adjoining a low density zone, other than RSX, then 25' above building elevation. ----- Otherwise, none 30' above average building elevation. See also Special Regulation #12.	A	C	1 per each 1,000 sq. ft. of gross floor area			
Manufacturing of scientific or photographic equipment													
Manufacturing of fabricated metal-products-see Special Regulation--#1													
Packaging-of prepared materials Manufacturing-See Spec. Regs. #1 and 8													
Warehouse or Storage Services													

- SPECIAL REGULATIONS**
1. The following manufacturing uses are permitted:
 - a. Food, drugs, stone, clay, glass, china, ceramics, products, electrical equipment, scientific or photographic equipment, fabricated metal products;
 - b. Fabricated metal products, but not fabrication of major structural steel forms, heavy metal processes, boiler making, or similar activities;
 - c. Cold mix process only of soap, detergents, cleaning preparations, perfumes, cosmetics, or other toilet preparations;
 - d. Packaging of prepared materials;
 - e. Textile, leather, wood, paper and plastic products from pre-prepared material; and
 - f. Other compatible uses which may involve manufacturing, processing, assembling, fabrication and handling of products, and research and technological processes.

~~Metal-products-manufacture may not include fabrication of major structural steel forms, boiler-making, or similar activities.~~
 2. Site design must minimize visual impacts of development as viewed from the Freeway.
 3. Tree removal and alteration of the topography must be minimized.
 4. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
 5. ~~Vehicle access must be from N.E. 120th if possible.~~ Access onto N.E. 116th is permitted only if no other access is possible.
 6. N.E. 120th Avenue NE and the intersection of N.E. 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone.
 7. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.
 8. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area.
 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 20 feet above average building elevation--~~ If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

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

0362D/233A/p.1 (5563A/86A)05-11-88/TS:rk/PLA-11

0362D/233A/p.2(5563A/86A)05-11-88/TS:rk/PLA-11

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR									
Wholesale Trade Industrial Laundry Facility Wholesale Printing or Publishing Retail Establishment Providing Building Construction, Plumbing, Electrical, Landscaping, or Pest Control Services	Process 11A Chapter 150	35,000 sq. ft.	30'	0'	0'	80% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none 30' above average building elevation. See Special Regulation #10	A	C	1 per each 1,000 sq. ft. of gross floor area	<ol style="list-style-type: none"> 1. Site design must minimize visual impacts of development as viewed from the Freeway. 2. Tree removal and alteration of the topography must be minimized. 3. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 4. Vehicular access must be from N.E. 120th if possible. Access onto N.E. 116th is permitted only if no other access is possible. 5. N.E. 120th Avenue NE and the intersection of N.E. 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone. 6. Outdoor fabrication is not permitted. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway. 7. May include as part of this use, accessory retail sales or service utilizing not more than 20% of the gross floor area. 8. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 20 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 10. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 11. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process 11A, Chapter 150, if: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 			
Office Use	Process 11A Chapter 150	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, none 30' above average building elevation. See Special Regulation #11	C See also Spc. Reg. #8	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. Site design must minimize visual impacts of development as viewed from the Freeway. 2. Tree removal and alteration of the topography must be minimized. 3. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 4. Vehicular access must be from N.E. 120th if possible. Access onto N.E. 116th is permitted only if no other access is possible. 5. N.E. 120th Avenue NE and the intersection of N.E. 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone. 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or 			

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

REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
		FRONT	SIDE	REAR						
USE		REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	REGULATIONS CONTINUED FROM PREVIOUS PAGE	
				See Special Regulation #12					<p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>8. The following regulations apply only to veterinary offices:</p> <p>a. Outdoor runs or other outdoor facilities for the animals must comply with Landscape Category A.</p> <p>b. Outside runs and other outside facilities for the animals must be setback at least 10 feet from each property line and must be surrounded by a fence or wall sufficient to enclose the animals. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.</p> <p>9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>10. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:</p> <p>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</p> <p>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</p> <p>11. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</p> <p>12. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:</p> <p>a. It will not block local or territorial views designated in the Comprehensive Plan; and</p> <p>b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</p>	

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Footnotes

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

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

USE ZONE CHART

Zone PLA-11	Section 60.60.d
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USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
School or Day-care Center	Process 11A Chapter 150	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise 30' above average building elevation. See Special Regulation #10	D	B	See Section 105.25		
Mini-school or mini-day-care (7-12 attendees) or day-care home 5 or less attendees	Process 11A Chapter 150	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone, other than RSX, then 25' above average	D	B	See Section 105.25		

- SPECIAL REGULATIONS
- A 6-foot high fence is required only along the property lines adjacent to the outside play areas.
 - Hours of operation may be limited to reduce impacts on nearby residential uses.
 - Structured play areas must be set back from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
 - An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.
 - May include accessory living facilities for staff persons.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.
 - These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
 - The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 - Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process 11A, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
 - Site design must minimize visual impacts of development as viewed from the freeway.
 - Tree removal and alteration of the topography must be minimized.
 - If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.
 - Access onto NE 116th is permitted only if no other access is possible.
 - 120th Avenue NE and the intersection of 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone.

REGULATIONS CONTINUED ON NEXT PAGE

REGULATIONS CONTINUED ON NEXT PAGE

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Footnotes

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

USE ZONE CHART

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

Z

PLA11

Section

60.60.d

REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			HEIGHT OF STRUCTURE	LOT COVERAGE	REAR				
		FRONT	SIDE	LOT SIZE							
		REGULATIONS CONTINUED FROM PREVIOUS PAGE									REGULATIONS CONTINUED FROM PREVIOUS PAGE
					building elevation. ----- Otherwise 30' above average building elevation. See Special Regulation #11						<ol style="list-style-type: none"> 5. <u>The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.</u> 6. <u>May include accessory living facilities for staff persons.</u> 7. <u>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</u> 8. <u>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</u> 9. <u>If any portion of a structure is adjoining a low density zone, then either:</u> <ol style="list-style-type: none"> a. <u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u> b. <u>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</u> 10. <u>The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.</u> 11. <u>Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:</u> <ol style="list-style-type: none"> a. <u>It will not block local or territorial views designated in the Comprehensive Plan; and</u> b. <u>The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.</u> 12. <u>Site design must minimize visual impacts of development as viewed from the freeway.</u> 13. <u>Tree removal and alteration of the topography must be minimized.</u> 14. <u>If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.</u> 15. <u>Access onto NE 116th is permitted only if no other access is possible.</u> 16. <u>120th Avenue NE and the intersection of 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone.</u>

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Footnotes

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

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

USE ZONE CHART

Zone PLA 11	Section 60.60.d
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
				REQUIRED YARDS				HEIGHT OF STRUCTURE	STRUCTURE				
				FRONT	SIDE	REAR							
Church		Process IIA Chapter 150	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation. See also Special Regulation #5.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship. See also Spec. Reg. #6.	<ol style="list-style-type: none"> May include accessory living facilities for staff persons. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 20 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. No parking is required for day-care or school ancillary to the use. Site design must minimize visual impacts of development as viewed from the Freeway. Tree removal and alteration of the topography must be minimized. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. Access onto N.E. 116th is permitted only if no other access is possible. 120th Avenue NE and the intersection of 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone. 	
A retail establishment providing storage services.		Process IIA Chapter 150	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation. See also Special Regulation #5.	A	E	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 20 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. May include accessory living facilities for resident security manager. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining low density zone, structure height may be increased above 35 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. Site design must minimize visual impacts of development as viewed from the Freeway. Tree removal and alteration of the topography must be minimized. If the subject property adjoins a residential zone, noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 	

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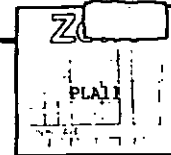
Footnotes

- 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.

REGULATIONS

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

USE ZONING CHART



Section
60.60.d

USE

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

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE

9. Access onto N.E. 116th is permitted only if no other access is possible.
10. 120th Avenue NE and the intersection of 120th Avenue NE with any access roads from this zone must be designed and improved to accommodate full development of this zone.
11. Outdoor storage must be located as far as possible from the adjoining residential zones and the freeway.

A retail establishment providing storage services.	Process 11A Chapter 150	35,000 sq. ft.	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation. See also Special Regulation #5.	A	E	See Section 105.25
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03120/353A(5563A/86A)p.3/4-07-88/TS:dc

03120/233A(5563A/86A)p.1/4-18-88/TS:rk

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this 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 PLA11	Section 60.60.d
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			REQUIRED PARKING SPACES	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY		SIGN CATEGORY
				FRONT	SIDE	REAR					
Detached Dwelling Unit		None	35,000 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above building elevation.	E A	2.0 per Unit	
Public Utility		Process IIA Chapter 150	None	30'	0'	0'	80% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See Special Regulation #7.	A B	See Section 105.25	
Government Facility		Process IIA Chapter 150	None	Each of these yards of a structure must be increased 1' for each 11 this structure exceeds 30' above average building elevation. See Special Regulation #6.			80% 70%	Otherwise none 30' above average building elevation. See Special Regulation #7.	C See Spc. Reg. #8	B See Section 105.25	

SPECIAL REGULATIONS

- For this use, only one dwelling unit may be on each lot regardless of lot size.
- Tree removal and alteration of the topography must be minimized.
- ~~Vehicle access must be from N.E. 120th if possible. Access onto N.E. 116th is permitted only if no other access is possible.~~
- 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.

- Site design must minimize visual impacts of development as viewed from the Freeway.
- Tree removal and alteration of the topography must be minimized.
- ~~Vehicle access must be from N.E. 120th if possible. Access onto N.E. 116th is permitted only if no other access is possible.~~
- 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. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 20 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
- Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if:
 - It will not block local or territorial views designated in the Comprehensive Plan; and
 - The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan.
- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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Footnotes

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

USE ZONE CHART

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

ZONE

PLA 11

Section

60.60.d

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						
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	See Section 105.25	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	Process IIA Chapter 150	None	Will be determined on a case-by-case basis			100%	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. -- If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled <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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Footnotes

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

USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE							
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR					
Vehicle service station. Special Regulation #1	Process IIA Chapter 150	22,500 sq. ft.	40'	15' on each side	15'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	E	See Section 105.25 See Spc. Reg. #4	
Retail establishment providing vehicle or boat service or repair. Special Regulation #1	Process IIA Chapter 150	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	E	See Section 105.25 See Spc. Reg. #4	

Zone

PLA 13A

Section

60.70.a.1

- SPECIAL REGULATIONS**
- May develop this use only as part of a pre-existing retail establishment located on the property abutting the northern boundary of this zone.
 - If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Free-standing signs and back-lit signs are not permitted along or oriented to 118th N.E. and 120th N.E.
 - The City may require that the topography be recontoured and that structure be depressed to mitigate the impacts of bulk and noise on surrounding uses.
 - May not access directly onto 118th N.E. or 120th N.E.
 - Parking and circulation must be coordinated with commercial development to the north.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - The following regulations apply only to vehicle service stations:
 - May not be more than 2 vehicle service stations at any intersection.
 - Gas pump islands may extend 20 feet into the front yard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations.
 - The following regulation applies only to new vehicle or boat sales or vehicle or boat repair or service:
 - Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.

573A/86A/p.1/5-19-88 PLA 13A

5573A/86A/p.2/5-19-88 PLA 13A

Footnotes

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

USE	REGULATIONS	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							
Restaurant or Tavern See Special Regulation #1		Process IIA Chapter 150	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	E	1 per each 100 sq.ft. of gross floor area	<ol style="list-style-type: none"> May develop this use only as part of a pre-existing retail establishment located on the property abutting the northern boundary of this zone. If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.
Fast Food restaurant See Special Regulation #1		Process IIA Chapter 150	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	E	1 per each 50 sq. ft. of gross floor area	<ol style="list-style-type: none"> Free-standing signs and back-lit signs are not permitted along or oriented to 118th N.E. and 120th N.E. The City may require that the topography be recontoured and that structure be depressed to mitigate the impacts of bulk and noise on surrounding uses. May not access directly onto 118th N.E. or 120th N.E. Parking and circulation must be coordinated with commercial development to the north. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The following regulation applies only to Fast Food restaurants: <ol style="list-style-type: none"> Must provide one outdoor waste receptacle for every 8 parking stalls. A delicatessen, bakery, or other similar use may include, as part of the use, <u>accessory seating if:</u> <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10% of the gross floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
Any Retail establishment, other than those specifically listed in this zone, selling goods or providing services including banking and related financial services. See Special Regulation #1		Process IIA Chapter 150	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation	A	E	1 per each 300 sq.ft. of gross floor area	<ol style="list-style-type: none"> Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.

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7850/387A(p.4)TS:rk (5573A/86A) 5-19-88 PLA-13A5

Footnotes

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

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

USE ZONE CHART

Zone PLA13A	Section 60.70.a3)
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
		LOT SIZE	FRONT	SIDE						
Office Use	Process IIA Chapter 150	7,200 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	70%	B	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq.ft. of gross floor area. Otherwise, 30' above average building elevation.
Attached dwelling unit	None	5,000-9,600 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 70%	70%	E	A	2.0 per Unit If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.
Attached, detached, or stacked dwelling units	Process-IA Chapter-150 None	7,200 sq.ft. with at least 3,600 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15'	10'	60% 70%	70%	B	A	1.7 per Unit If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.

SPECIAL REGULATIONS

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

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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

USE ZONE CHART

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

Z

Section
60.70.a3)

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, attached, or stacked dwelling units	Process 11A Chapter 150 done	200 sq. ft. with at least 3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 5'	10'	60% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	A	.7 per unit	

SPECIAL REGULATIONS

CONTINUED FROM PREVIOUS PAGE

structure is adjoining a low density zone, then either:

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

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

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

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

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

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<p>Footnotes</p>	<p>other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.</p>
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Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.

Zone PLA-13A	Section 60.70.a4)
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USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			REAR	LOT COVERAGE	MAXIMUMS			
			REQUIRED YARDS					HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR						
Development attached or detached Dwelling units and Office uses. See special regulation #1	Process IIA Chapter 150	7,200 sq.ft. with at least 3,600 sq.ft. per 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 other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	D	See Section 105.25	
Church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side See Special Regulation #1	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Req. #4.	

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85D/387A(p.9) S:br (5573A/86A) 5-16-88 PLA-13A5

- SPECIAL REGULATIONS**
- A veterinary office is not permitted in any development containing dwelling units.
 - ~~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.~~
 - If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 - ~~The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 50% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.~~

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

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

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

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Footnotes

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

REGULATIONS	REQUIRE 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						
church	Process IIA Chapter 150	7,200 sq.ft.	20'	20' on each side See Special Regulation #1	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25-1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4.	<p>2. May be permitted only if traffic and noise impacts on residential area from this use will not exceed those impacts from an office use.</p> <p>3. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density-use may not exceed 50 feet if any part of that structure within 100 feet of the low density-use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> <p>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. No parking is required for day-care or school ancillary to the use.</p> <p>785D/387A(p.12)TS:br (5573A/86A) 5-16-88 PLA-13A5</p>

Directions:

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

USE ZONE CHART

Zone	Section
PLA-13A	60.70.a5)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY				SIGN CATEGORY
			FRONT	SIDE	REAR							
School or Day Care Center		If this use can accommodate 13 or more students or children, then Process IIB Chapter 152 Otherwise, Process IIA Chapter 150	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 ----- 20' Otherwise, 5', but 2 side yards must equal at least 15'	50'	50'	50'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	B	See Section 105.25
Mini-School or Day-Care (Attendees) or Day-Care (6 or less Attendees)		None	3,600 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	D	B	See Section 105.25	
Invalascent Center or Nursing Home		Process IIA Chapter 150	7,200 sq.ft.	20'	10' on each side See Special Regulation #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed	

SPECIAL REGULATIONS
<ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit. 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 is required only along the property lines adjacent to the outside play areas. along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <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. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 60 feet if any part of that structure within 100 feet of the low density use exceeds 16 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
<ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. A 6' high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Structured play areas must be setback from all property lines by 5'.

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0785D/387A(p.15)TS:cw CONTINUED ON FOLLOWING PAGE (5573A/86A) 5-23-88 PLA13AS

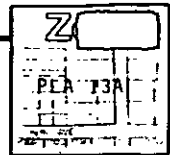
Footnotes

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

Directions:

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

USE ZONE CHART



Section
60.70.a5

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				
			FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. May include accessory living facilities for staff persons. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). 	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spc. Req. #5	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit. <p style="text-align: center;">If any portion of a structure is adjoining a low density zone, then either:</p> <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. <p>Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 16 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:</p> <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	

7850/387A(p.14)TS:br (5573A/86A) 5-16-88 PLA-13A5

7850/387A(p.16)TS:cw (5573A/86A) 5-23-88 PLA-13A5

Footnotes

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

Directions:

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

USE ZONE CHART

Zone PLA-13A	Section 60.70.a6)
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REGULATIONS USE	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						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spt. 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	See Special Regulation #2 and #3	None	Will be determined on a case-by-case basis					--	See Section 105.25	None	<ol style="list-style-type: none"> The design of the park must serve the needs of area in which it is located. Any structure's horizontal dimension that is parallel to and within 100 feet of a low-density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. <u>If any portion of a structure is adjoining a low density zone, then either:</u> <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

7850/387A(p.17) TS:br (5573A/86A) 5-16-88 PLA-13A5

7850/387A(p.18) TS:rk (5573A/86A) 5-19-88 PLA-13A5

Footnotes

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

First, read down to find USE... THEN, across for REGULATIONS.

USE ZONE CHART

Section 60.70.b1)

PLA 138

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	CATEGORY			
		FRONT	SIDE	REAR						
Detached Dwelling Units	None	5,900 sq.ft. 3,600 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	50% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	E	A	2.0 per Unit
Detached, Attached, or Stacked Dwelling Units	If adjoining a low density use, then Process 118 Chapter 152 ----- Otherwise, Process 11A Chapter 150 None	7,200 sq.ft. with at least 3,600 sq.ft. per unit	20'	5', but 2 side yards must equal at least 15' See Special Regulation #1	10'	60% 70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	B	A	.7 per Unit

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.

- If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the low density use.
- Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
- The subject property must contain at least 200 sq. ft. per unit of common open space suitable for many activities. If the subject property contains six or more units, this required open space must be in one or more pieces each having a length and width of at least 20 feet. In addition, if the subject property contains 20 or more units, at least 60% of this required open space must be in one or more pieces each having a length and width of at least 40 feet.
- If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.

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

CONTINUED ON FOLLOWING PAGE

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Footnotes

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

REGULATION USE	DIRECTIONS REQUIRED REVIEW PROCESS	USE ZONE CHART										
		LOT SIZE	MINIMUMS REQUIRED YARDS			LOF COVERAGE	MAXIMUMS HEIGHT OF STRUCTURE			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR		LOF	HEIGHT	STRUCTURE			
Office Use	If adjoining a low density use, then Process IIB Chapter 152 Otherwise, Process IIA Chapter 150	7,200 sq.ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	D	If a Medical, Dental, or Veterinary office, then 1 per 200 sq.ft. of gross floor area Otherwise, 1 per 100 sq.ft. of gross floor area		
793D/387A(p.2)	TS:br (5659A/86A) 5-16-88	PLA 13B										

Zone

Section

60.70.b1)

SPECIAL REGULATIONS
CONTINUED FROM PREVIOUS PAGE

1. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.
2. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
4. The following regulations apply to veterinary offices only:
 - a. May only treat small animals on the subject property.
 - b. Outside runs and other outside facilities for the animals are not permitted.
 - c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
5. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:
 - a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.
 - b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.

793D/387A(p.4)TS:br (5659A/86A) 5-19-88 PLA 13B

Footnotes

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

USE ZONE CHART

Section 60.70.b2)

PLA 138

REGULATIONS	USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Development Containing Attached or Stacked Dwelling Units and Office uses	If adjoining a low density use, then Process 110 Chapter 152 Otherwise, Process IIA Chapter 150	7,200 sq. ft. with at least 3,600 sq. ft. per 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 other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	D	See Section 105.25	
Church	Process 11A Chapter 150	7,200 sq. ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25 1 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Reg. #4	

CONTINUED ON FOLLOWING PAGE

7930/387A(p.5) S:br (5659A/86A) 5-16-88 PLA 138

- SPECIAL REGULATIONS**
1. A veterinary office is not permitted in any development containing dwelling units.
 2. The maximum amount of allowable floor area for office use is computed using the following formula:
(The maximum number of dwelling units allowed on the subject property - The number of dwelling units proposed) x the average square footage of the dwelling units proposed = The amount of square footage available for office use.
 32. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.
 43. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 5. 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. If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space usable for many activities. This required common recreational open space must have the following minimum dimensions:
 - a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.
 - b. For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
 The required common recreational open space may be reduced to 150 square feet per unit if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation building are provided in the common open space. The City shall determine if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced open space area.
 65. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.
 76. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
1. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure as measured on the side of that structure closest to the detached unit.
 2. May be permitted only if traffic and noise impacts on residential areas from this use will not exceed those impacts from an office use.

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7930/387A(p.7)S:br (5659A/86A) 5-16-88 PLA 138

Footnotes

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

USE	REGULATION	REQUIRED REVIEW PROCESS	USE ZONE CHART										
			LOT SIZE	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			CONTINUED FROM PREVIOUS PAGE										
Church		Process 11A Chapter 150	7,200 sq.ft.	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	See Section 105.25 for every 4 people based on maximum occupancy load of any area of worship. See Spec. Req #4		

Zone PLA 13B	Section 60.70.b2)
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SPECIAL REGULATIONS

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

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

4. No parking is required for day-care or school ancillary to the use.

793D/387A(p.8)TS:br (5659A/86A) 5-16-88 PLA 13B

3D/387A(p.6)TS:br (5659A/86A) 5-16-88 PLA 13B

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 106.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

USE	REQUIRE REVIEW SPACE	LOT SIZE	FRONT	SIDE	REAR	LOT COVER.	HEIGHT OF STRUC.	LANDS CATEG.	SIGN CATEG.	REQUIRE PARKING SPACES	SPECIAL REGULATIONS
School or Day Care Center	If this use can accommodate 13 or more children, then	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then	50'	50'	50%	If adjoining a low density zone other than R3B, then 25' above average building elevation. Otherwise, 30' above average building elevation.	B	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing the low density use is equal to the height of that structure as measured on the side of that structure closest to the detached unit. 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. It will not be detrimental to the character of the neighborhood in which it is located. 6-foot high fence is required only along the property lines adjacent to the outside play areas. Along the side and rear property lines is required. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <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. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC-388-73).
93D/387A(p.9)	S:br (5659A/86A) 5-16-88	PLA 3B	See also Special Regulation #1	20'	20'	20'	Otherwise, 5', but 2 side yards must equal at least 15'				793D/387A(p.11)TS:br (5659A/86A) 5-16-88 PLA 13B

Footnotes

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

SUMMARY OF ORDINANCE NO. 3100

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-88-53).

Section 1. Amends, adds, or deletes the following sections and subsections of Ordinance 2740 as amended, the Kirkland Zoning Ordinance:

a. User Guide:

Section 1.05.1 "How to use this code"
Section 1.10.17 through
1.10.24, inclusive Additional Regulations

b. Definitions:

Section 5.145 Commercial Zones
Section 5.360 High Density Residential
Zones
Section 5.400 Industrial Zones
Section 5.490 Low Density Zones
Section 5.520 Medium Density Zones
Section 5.595 Office Zones
Section 5.785 Residential Zones
Section 5.960 Use Zone

c. Use Zone Charts amended with respect to certain uses, required review process, landscape and buffering, required parking and special use regulations as set forth in the following sections:

RM USE ZONE CHART

Sec. 20.10.a Sec. 20.10.b Sec.20.10.c

PR USE ZONE CHART

Sec. 25.10.a Sec. 25.10.b Sec. 25.10.c
Sec. 25.10.d Sec. 25.10.e

PO USE ZONE CHART

Sec. 27.10a Sec. 27.10b Sec. 27.10c

FC I USE ZONE CHART

Sec. 35.10.a Sec. 35.10.b



FC II USE ZONE CHART

Sec. 35.15.a	Sec. 35.15.b	Sec. 35.15.c
Sec. 35.15.d	Sec. 35.15.e	Sec. 35.15.f

FC III USE ZONE CHART

Sec. 35.20.a	Sec. 35.20.b	Sec. 35.20.c
Sec. 35.20.d	Sec. 35.20.e	

BN USE ZONE CHART

Sec. 40.10.a	Sec. 40.10.b	Sec. 40.10.c
Sec. 40.10.d		

BC USE ZONE CHART

Sec. 45.10.A	Sec. 45.10.B	Sec. 45.10.C
Sec. 45.10.D		

BCX USE ZONE CHART

Sec. 47.10.a	Sec. 47.10.b	Sec. 47.10.c
Sec. 47.10.d	Sec. 47.10.e	Sec. 47.10.f
Sec. 47.10.g	Sec. 47.10.h	Sec. 47.10.i
Sec. 47.10.j	Sec. 47.10.k	Sec. 47.10.l
Sec. 47.10.m	Sec. 47.10.n	Sec. 47.10.o
Sec. 47.10.p		

LI USE ZONE CHART

Sec. 55.10.b	Sec. 55.10.c	Sec. 55.10.d
Sec. 55.10.e	Sec. 55.10.f	Sec. 55.10.g
Sec. 55.10.h	Sec. 55.10.i	

PLA 6A USE ZONE CHART

Sec. 60.35.a1	Sec. 60.35.a2	Sec. 60.35.a3
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PLA 6B USE ZONE CHART

Sec. 60.35.b1	Sec. 60.35.b2	Sec. 60.35.b3
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PLA 6D USE ZONE CHART

Sec. 60.35.d1	Sec. 60.35.d2	Sec. 60.35.d3
Sec. 60.35.d4		



PLA 6F USE ZONE CHART

Sec. 60.35.f1 Sec. 60.35.f2

PLA 6G USE ZONE CHART

Sec. 60.35.g1 Sec. 60.35.g2 Sec. 60.35.g3
Sec. 60.35.g4 Sec. 60.35.g5 Sec. 60.35.g6

PLA 6J USE ZONE CHART

Sec. 60.35.j1 Sec. 60.35.j2 Sec. 60.35.j3

PLA 7A USE ZONE CHART

Sec. 60.40.a1 Sec. 60.40.a2 Sec. 60.40.a3
Sec. 60.40.a4

PLA 7B USE ZONE CHART

Sec. 60.40.b1 Sec. 60.40.b2 Sec. 60.40.b3
Sec. 60.40.b4

PLA 8 USE ZONE CHART

Sec. 60.45.a Sec. 60.45.b Sec. 60.45.c
Sec. 60.45.d

PLA 11 USE ZONE CHART

Sec. 60.60.b Sec. 60.60.c Sec. 60.60.d

PLA 13B USE ZONE CHART

Sec. 60.70.b1 Sec. 60.70.b2 Sec. 60.70.b3
Sec. 60.70.b4

Section 2. Contains a savings clause.

Section 3. Provides that the subject matter of the ordinance shall not become effective within the limits of the Houghton Community Municipal Corporation, unless approved by the Houghton Community Council, or said Community Council has failed to disapprove the ordinance within 60 days of the date of passage of the ordinance by the City Council.

Section 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after



publication of summary, except as provided in Section 3.

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 7th day of June 1988.

I certify that the foregoing is a summary of Ordinance 3100 approved by the Kirkland City Council for summary publication.


City Clerk

