

ORDINANCE NO. 3101

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-88-42).

Whereas, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated May 31, 1988 and bearing Kirkland Department of Planning and Community Development File No. IV-88-42; and

Whereas, prior to making said recommendation the Planning Commission, following notice thereof as required by RCW 35A.63.070, on March 17, 1988, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

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, 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.

Lorix Cooper
MAYOR

ATTEST:

Janice Perry
City Clerk


APPROVED AS TO FORM:

Acting Hail Ford
City Attorney

1002D/144A/ES:cw:np

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

USE ZONE CHART

Zone 	Section 15.10.d.
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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	E	B			
				FRONT	SIDE	REAR							
Golf Course		Process II Chapter 150	1 acre	50'	50' on each side	50'	50%	25' above average building elevation.	E	B	See Section 105.25	<ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. <ol style="list-style-type: none"> Equipment storage facilities. Retail sales and rental of golf equipment and accessories. A restaurant. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Traffic cannot significantly impact any residential neighborhood. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Utility		Process II Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Traffic cannot significantly impact any residential neighborhood. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Government Facility		Process II Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation.	D	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. Regs. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park		If one-acre or more, then Process II Chapter 150. Otherwise, none. See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. 	

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5390A/B3A(e 7) ES-br-5/10/88/rs
 or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.

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

USE ZONE CHART

Zone RS	Section 15.10.d.
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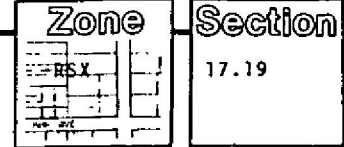
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				SPECIAL REGULATIONS	
				REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		REQUIRED PARKING SPACES
				FRONT	SIDE	REAR						
Public Park		If one acre - None - on more - - then - Process 11A - - Chapter 169 - - Otherwise - - none - See Special Regulation #1 and #2.		CONTINUED FROM PREVIOUS PAGE			25' above average building elevation.		B	See Section 105.25	CONTINUED FROM PREVIOUS PAGE	
5390A/83A(p.6)		5:br/4-21-88 RS		Will be determined on a case-by-case basis			Will be determined on a case-by-case basis				2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 3. 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. 2.4 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5390A/83A(p.8) ES:br:5/19/88 RS	

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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.

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

USE ZONE CHART



REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
		FRONT	SIDE	REAR					
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	See Spc. Regs #2	None
Public Park	If one acre or more, then Process IIA Chapter 150. Otherwise, none. See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	30' above average building elevation.	8	See Section 105.25

SPECIAL REGULATIONS

1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.
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1. The design of the park must serve the needs of the area in which it is located.
 1. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) Will not involve the development of any structured sports or activity areas.
 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
 23. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 24. 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.

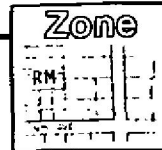
8207C/308A/Pg. 10/05-23-88/TS:cw

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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



Section
20.10.c

SPECIAL REGULATIONS

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY			
		FRONT	SIDE	REAR						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Public Park	-If one acre or more, then Process 114-11A-Chapter 150- -Otherwise, none See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	25% above average building elevation.	--	B	See Section 105.25	

CONTINUED ON FOLLOWING PAGE

- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- May install transit route and information signs and markers.
- If 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.
- The design of the park must serve the needs of the area in which it is located.
- Development and use of a park does not require a development permit under this Code if--
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.
- Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of 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 any facade of that portion of the structure which is parallel to the boundary of the low density zone shall 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 I to determine what other provision of this Code may apply to the subject property.

5505A/71A(p.14)TS/ES:np/5-20-88/RM

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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 the height limit, see Chapter 115.

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

USE ZONE CHART

Zone	Section
PR	25.10.e

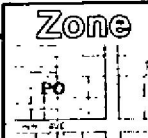
USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
			FRONT	SIDE	REAR								
Government facility		Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C See Spc. Reg. #6	B	See Section 105.25	<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. 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: <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	None	None	100%	15' above average building elevation.	-- See Spc. Reg. #2	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 Park		If one-acre or more, then Process IIIA Chapter 150. ----- Otherwise, None. See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	15' above average building elevation	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. 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. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		

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Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding lot and 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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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							
Public Utility	Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<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. 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 I Chapter 145	None	20'	10' on each side	10'	70%	----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, landscape category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	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, than Process IIA Chapter 150 ----- Otherwise, None See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis			-----	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 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. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulations #2, must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

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Footnotes

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

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

USE ZONE CHART

Zone	Section
WD I	30.10.h

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS			LANDSCAPE CATEGORY SIGN CA	FLOOR REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN CA			
			LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Park		If one acre or more, then Process III Chapter 150 ----- Otherwise, None. See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis			25' above average building elevation	--	B			See Section 105.25 1. The design and facilities of the park must emphasize its waterfront location. 2. See Section 11 of this chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 1.3. Development and use of a park does not require a development permit under this Code if-- a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development-- 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) will not involve the development of any structured sports or activity areas. 2.4. Any development or use of a park that does not meet the requirements of Special Regulations #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4.6 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. 5.7. The provisions of Chapter 90 of this Code, limiting development in and around wetlands, do not apply to a public park, if the development is approved as part of a Park Master Plan using Process III, described in Chapter 155 of this Code.	

13C/80A/p.15/ES:br/4-21-88 WD I

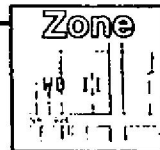
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Footnotes

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

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

USE ZONE CHART



Section
30.15.c.

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CAT.		
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Utility	Process IIA Chapter 150	None	20'	20'	20'	The greater of-- a. 15' or b. 15% of the average parcel depth	70%	25' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. See Section 16 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility	Process IIA Chapter 150	None	20'	10'	10'	The greater of-- a. 15' or b. 15% of the average parcel depth	70%	25' above average building elevation	C	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. If either the north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. See Section 16 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	0'	0'	0'	The greater of-- a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	If one acre or more, then Process IIA Chapter 150. Otherwise, None. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				25' above average building				See Section 105.25	<ol style="list-style-type: none"> The design and facilities of the park must emphasize its waterfront location. See Section 16 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 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. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and

(CONTINUED ON FOLLOWING PAGE)

0900C/B2A(p.5)ES:br/4-27-88 WD11


0900C/B2A/ p.7)5-23-88 WD-11

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

Footnotes

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

USE ZONE CHART

Zone 	Section 30.15.c.
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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	FLOOR REQUIRED PARKING SPACES	
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE					
Public Park		If one acre or more, then Process III elevation Chapter 150 Otherwise, None- See Special Regulation #2 and #3.	None	CONTINUED FROM PREVIOUS PAGE Will be determined on a case-by-case basis				25 ft above average building	B		<p>3) Will not involve the construction of more than 20 parking stalls; and</p> <p>4) will not involve the development of any structured sports or activity areas.</p> <p>3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. Ease of access to the park.</p> <p>b. Character of the neighborhood.</p> <p>c. Size, nature and topography of the subject property.</p> <p>4. The provisions of Chapter 90 of this Code limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Park Master Plan approved using Process III, described in Chapter 155 of this Code.</p>	
900C/82A(p.6)		S:br/4-27-83	WDII								900C/82A(p.8) WD-II	

Footnotes

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

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

USE ZONE

CHART

Zone	Section
WD III	30.20.f

REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS			LANDSCAPE CATEGORY SIGN
		REQUIRED YARDS					LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY SIGN	
		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE				
Public Park	If one acre or more, then Process IIA Chapter 150 Otherwise, none See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	
			Will be determined on a case-by-case basis							

REGULATIONS	SPECIAL REGULATIONS
See Section 105.25	<p>1. The design and facilities of the park must emphasize its waterfront location.</p> <p>2. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>1. Development and use of a park does not require a development permit under this Code if--</p> <p>a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or</p> <p>b. The proposed use and development--</p> <p>1) Will not involve lighting for outdoor nighttime activities; and</p> <p>2) Will not involve the construction of any building of more than 4,000 square feet; and</p> <p>3) Will not involve the construction of more than 20 parking stalls; and</p> <p>4) Will not involve the development of any structured sports or activity areas.</p> <p>2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. Ease of access to the park.</p> <p>b. Character of the neighborhood.</p> <p>c. Size, nature and topography of the subject property.</p> <p>3. 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.</p> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details.</p> <p>4.5. The provisions of Chapter 90 of this Code limiting development in and around wetlands do not apply to a public park if the development is approved as part of a Park Master Plan using Process III, described in Chapter 155 of this Code.</p>

0914C/82A/5-23-88/p.13/WD-III

914C/82A/p.4/4-21-88/ES:br/WD-III WD III

Footnotes

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

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

USE ZONE CHART

Zone PC I	Section 35.10.b
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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 Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	IF ONE OR MORE... Process HA Chapter 150 Otherwise, none See Special Regulations #2 and #3	None	CONTINUED FROM PREVIOUS PAGE Will be determined on a case-by-case basis.			30'	30' above average building elevation	--	8	See Section 105.25
			Will be determined on a case-by-case basis							

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.
 - 2.1. 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. Development and use of a park does not require a development permit under this Code if:
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development:
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) Will not involve the development of any structured sports or activity areas.
 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
 - 3:4. Refer to Chapter I to determine what other provision of this Code may apply to the subject property.

5565A/367A(p.6)4-26-88/ES:br

65A/367A/p.4/ES:br/4-21-88

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Footnotes

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

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

USE ZONE CHART

Zone II	Section 35.15.f
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Public Utility		Process IIA 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.	A	B	See Section 105.25	<p>SPECIAL REGULATIONS</p> <ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. 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"> 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. 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. <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.
Government Facility		Process IIA 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 IIA Chapter 150 Otherwise, none See Special Regulation #2 and #3.	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	

87D/284A(p.16) ES:br 5-23-88 FC-11 5566A/83A)

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

1. 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.

2. Development and use of a park does not require a development permit under this Code if--

- A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
- The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.

3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:

- Ease of access to the park.
- Character of the neighborhood.
- Size, nature and topography of the subject property.

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 5-23-88 FC-11 (5566A/83A)

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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 FC 11H	Section 35.20.e
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Public Park		If one acre or more, then Process 11A Chapter 150 Otherwise, none See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	--	B	See Section 105.25	<p>CONTINUED FROM PREVIOUS PAGE</p> <p>2. Any development or use of a park that does not meet the requirements of Special Regulations #1 must be approved through the Process 111, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. Ease of access to the park.</p> <p>b. Character of the neighborhood.</p> <p>c. Size, nature and topography of the subject property.</p> <p>23. City entry way design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:</p> <p>a. An earthen berm, 12' wide and with a uniform height of 3' at the center.</p> <p>b. Lawn covering the berm.</p> <p>c. London Plane at least 2" in diameter, planted 30' on center along the berm.</p> <p>3.4. 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.</p> <p>See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.</p> <p>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.</p> <p>5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>	

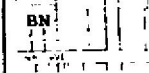
5569A/367A(p.20)ES:br/5-23-88/FC3

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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 its height limit, see Chapter 115.

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

USE ZONE CHART

Zone 	Section 40.10.d
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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			
			LOT SIZE	FRONT	SIDE						
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	20'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	80%	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		If one acre or more, then Process IIA Chapter 150. Otherwise, none. See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis.				15' above average building elevation.	--	B	See Section 105.25
		5533A/83A/p.11/4-20-88/ES:br		Will be determined on a case-by-case basis.							

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.
- 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.
- 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.

- ~~The design of the park must serve the needs of the area in which it is located.~~
- 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.~~
- Development and use of a park does not require a development permit under this Code if--
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.
- Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5533A/83A/p.12/4-28-88/ES:br

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Footnotes

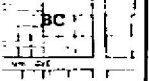
For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required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

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

USE ZONE

CHART

Zone 	Section 45.10.d.
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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							
Public Parks	If one acre or more then Process 11A Chapter 150 Otherwise, none See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis			Will be determined on a case-by-case basis	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Special Regulation #4.	--	B	See Section 105.25	<p>4. Structure height may be increased above 35 feet in height through a Process 11A, 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> <p>1. Development and use of a park does not require a development permit under this Code if--</p> <p>a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or</p> <p>b. The proposed use and development--</p> <p>1) Will not involve lighting for outdoor nighttime activities; and</p> <p>2) Will not involve the construction of any building of more than 4,000 square feet; and</p> <p>3) Will not involve the construction of more than 20 parking stalls; and</p> <p>4) Will not involve the development of any structured sports or activity areas.</p> <p>2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. Ease of access to the park.</p> <p>b. Character of the neighborhood.</p> <p>c. Size, nature and topography of the subject property.</p> <p>3. Refer to Chapter I to determine what other provision of this Code may apply to the subject property.</p> <p>4. 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 Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p>	

37A/83A/p.23 4-21-88

5537A/83A(p.24)4-27-88/ES:br

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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 PCX	Section 47.10
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USE	REGULATIONS REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS			MAXIMUMS			LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE			
Public Utility	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise none	A	B	See Section 105.25
Government Facility	None	None	20'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. Otherwise none	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 Parks	If one acre or more then Process III Chapter 130. Otherwise none. See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise none	--	B	See Section 105.25
6249C/308A/p. 2/05-23-88/			Will be determined on a case-by-case basis							

SPECIAL REGULATIONS

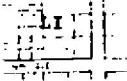
- Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 - May install transit route and information signs and markers.
-
- The design of the park must serve the needs of the area in which it is located.
 - Development and use of a park does not require a development permit under this Code if--
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.
 - Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 130. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - Any structure's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.

6249C/308A/p.13/9-2-87
 or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 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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 Footnotes

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

USE ZONE CHART

Zone 	Section 55.10.1
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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						
Public Utility	None	None	30'	0'	0'	80%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 35' above average building elevation. See also Spec. Reg. #4	A	B	See Section 105.25	
Government Facility			See Spec. Reg. #3					C	B	See Spec. Reg. #5	
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	See Section 105.25	
Public Park	None See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 35' above average building elevation. See also Spec. Reg. #4	--	B	See Section 105.25	
			Will be determined on a case-by-case basis								

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 the boundary of the low density zone shall 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.
 - Structure height may be increased above 35 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.
 - 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.
- ~~1. The design of the park must serve the needs of the area in which it is located.~~
- ~~Development and use of a park does not require a development permit under this Code if--~~
 - ~~A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or~~
 - ~~The proposed use and development--~~
 - ~~Will not involve lighting for outdoor nighttime activities; and~~
 - ~~Will not involve the construction of any building of more than 4,000 square feet; and~~
 - ~~Will not involve the construction of more than 20 parking stalls; and~~
 - ~~Will not involve the development of any structured sports or activity areas.~~
 - Any development or use of a park that does not meet the requirements of Special Regulations #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.

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5548A/83A(p.23)ES:br/4-27-88/LI

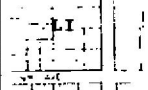
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Footnotes

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.i.
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE						
		FRONT	SIDE	REAR								
Public Park	None See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis			---	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 35' above average building elevation. See also Spec. Reg. #4	--	B	See Section 105.25	CONTINUED FROM PREVIOUS PAGE	<p>23. 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 20 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 Regulations for further details.</p> <p>24. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>4. Structure height may be increased above 35 feet in height through a Process IIA, Chapter 160, 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> <p>5548A/83A/pg. 24/4-26-88/TS:br</p>
548A/83A(p. 22)5-27-88/ES:br			Will be determined on a case-by-case basis									

202 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 II	Section 60.10.c.
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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					
Public Park	If one acre or more, then Process III, Chapter 150. Otherwise, none. See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis			25'-above-average-building-elevation		B	See Section 105.25	
			Will be determined on a case-by-case basis							

SPECIAL REGULATIONS
<p>1. 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. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. <p>2. Development and use of a park does not require a development permit under this Code if--</p> <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. <p>3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. <p>34. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>

5592A/84A(p.7)4-28-88/ES:br

92A/84A/p.6/4-21-88/TS:br

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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 2	Section 60.15.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	LANDSCAPE CATEGORY	SIGN CATEGORY			
			FRONT	SIDE	REAR							
Mini-school or mini-day-care (7-12 attendees) ----- Day-Care Home (6 or less attendees)	Process III Chapter 155 ----- None	35,000 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	60%	25' above average building elevation. See also Special Regulation #7	D	B	See Section 105.25		
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	E	See Section 105.25		
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	B See Spc Reg #5	E	See Section 105.25		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc Reg #2	None		
Public Park	Process IIA Chapter 150 See Special Reg. #5 and #6.	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	See Section 105.25		

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- SPECIAL REGULATIONS**
- 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).
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
 - Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.
 - 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.
 - See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - For a Government Facility Use, Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
 - Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on, the wetlands.
 - Portions of the park located within the wetlands must be devoted exclusively to passive recreation that is not consumptive of the natural environment.
 - See Section 16 of this Chapter for Regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - Development and use of a park does not require a development permit under this Code if--
 - a master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.

6058A/82A(p.5)4-26-88/ES:br CONTINUED ON FOLLOWING 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.



USE	REGULATIONS	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.		USE ZONE							CHART	
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS				Zone PLA 2	Section 60.15.a
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		
Public Park	Process 11A Chapter 150 See Special Regulation #5 and #6	None	CONTINUED FROM PREVIOUS PAGE			Will be determined on a case-by-case basis	-25' above average building elevation	--	B	See Section 105.25	SPECIAL REGULATIONS CONTINUED FROM PREVIOUS PAGE	
						Will be determined on a case-by-case basis					<p>6. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. <u>Ease of access to the park.</u></p> <p>b. <u>Character of the neighborhood.</u></p> <p>c. <u>Size, nature and topography of the subject property.</u></p>	

058A/B2A/p.4/r-28-88/ES:br

6. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:

a. Ease of access to the park.

b. Character of the neighborhood.

c. Size, nature and topography of the subject property.

6058A/B2A(p.6)ES:br/4-28-88

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 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 13	Section 60.20.d.
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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						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spc Reg #7	B	See Section 105.25	
Public Transit	None	None	0'	0'	0'	100%	5' above average building elevation	--	See Soc. Reg. #2	None	
Public Park	For one-acre or more, when Process IIA Chapter 150 otherwise, none. See Special Regulation 13 and 14.	None	Will be determined on a case-by-case basis.				5' above average building elevation.	--	B	See Section 105.25	
			Will be determined on a case-by-case basis.								

SPECIAL REGULATIONS

- This development may also be regulated under the City's Shoreline Master Program; consult that document.
 - Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes and wetlands. In addition, the site must be designed to concentrate development away from and to minimize impacts on the wetlands.
 - May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 - City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows:
 - An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
 - Lawn covering the berm,
 - London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
 - The required yard of a structure abutting Lake Washington Boulevard 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.
-
- 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.
-
- Any portion of the park located within the wetland must be devoted exclusively to passive recreation that is not consumptive of the natural environment. In addition, the park must be designed to minimize impacts on the wetland.
 - City entryway design must be provided on the subject property adjacent to Lake Washington Blvd. as follows:
 - An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center,
 - Lawn covering the berm,
 - London Plane at least 2 inches in diameter, planted 30 feet on center along the berm.
 - The required yard of a structure abutting Lake Washington Boulevard 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.
 - Development and use of a park does not require a development permit under this Code if:
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development:
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.

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210 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 3	Section 60.20.d
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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						
Public Park		If one-acre or more, then Process 11A Chapter 150 Otherwise, None See Special Regulation #3 and #4	None	CONTINUED FROM PREVIOUS PAGE Will be determined on a case-by-case basis			75'	above average building elevation	--	B	See Section 105.25	<p>CONTINUED FROM PREVIOUS PAGE</p> <p>4. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property.</p> <p>5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>5657A/71A(p.16)4-26-88/TS:br</p>

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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
PLA 5A	60.30.a.4

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY							
			FRONT	SIDE	REAR											
Public Utility	None	None	20'	20' on each side See Special Regulation #1	10'	70%	30' above average building elevation	A	B	See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.					
Government Facility	Process 11A Chapter 150	None	20'	10' on each side See Special Regulation #1	10'	70%	30' above average building elevation	C See Spc. Reg. #5	B	See Section 105.25	2. If any portion of a structure is adjoining a low density use within PLA 5A, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the <u>Type of use on the subject property and the impacts associated with the use on the nearby uses.</u>					
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc Reg #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.					
Public Park	As shown on maps - Chapter 150 Otherwise, None - See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis See Special Regulation #1	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	100%	30' above average building elevation	--	B	See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. c. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 2. If any portion of a structure is adjoining a low density use within PLA 5A, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 3. The design of the park must serve the needs of the area in which it is located.					

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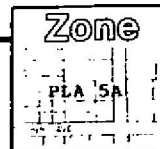
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Footnotes

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



Section
60.30.a.4

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 Park	If one acre or more, then Process 11A Chapter 150. Otherwise, None. See Special Regulations #2 and #3.	None	CONTINUED FROM PREVIOUS PAGE			30% -above average building elevation.	--	B	See Section 105.25	2. Development and use of a park does not require a development permit under this Code if-- a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development-- 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) will not involve the development of any structured sports or activity areas. 3. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.	
3628B/71A(p.13)	4-26-88/TS:br				Will be determined on a case-by-case basis					3628B/71A(p.14)ES:br/4-28-88	

Footnotes

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

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

USE ZONE CHART

Zone PLA 5B	Section 60.30.b.7
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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							
Public Transit Shelter	None	None	0'	0'	0'	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	If one or more of the following apply: Process III, Chapter 155 ----- Otherwise, None See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis			100%	10' above average building elevation	--	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. The design of the park must serve the needs of the area in which it is located. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development: <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

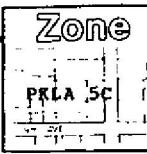
118/71A/p.15/4-21-88/TS:br

218 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

Zone  PLLA 5C	Section 60.30-c.8
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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	LANDSCAPE CATEGORY	SIGN CATEGORY					
		FRONT	SIDE	REAR									
Public transit shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Soc. Reg. #2	None			
Public Park	If one acre or more; then Process III Chapter 150 Otherwise; None See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis				The lower of 6 stories or 60' above average building elevation.	--	B	See Section 105.25			
			Will be determined on a case-by-case basis										

SPECIAL REGULATIONS
<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.
<ol style="list-style-type: none"> <ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. The design of the park must serve the needs of the area in which it is located. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. <p>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.</p> Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

3657B/85A(p.20)4-28-88/ES:br


657B/85A/TS:p 19/4-21-88/ES: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  PLA-5A	Section 60.30.d.6
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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	LANDSCAPE CATEGORY SIGN CATEGORY			
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then Process III Chapter 159. Otherwise, None. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis.			100%	The lower of 6 stories or 60' above average building elevation.	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the eastward extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. <p>Any structure's horizontal dimension that is parallel to and within 100 feet of a lot containing a low density use within PLA 5A may not exceed 25 feet if any part of that structure within 100 feet of the lot containing a low density use within PLA 5A exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</p> Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each one foot that the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 25-30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. The design of the park must serve the needs of the area in which it is located. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development: <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

588/367 (p.17) ES:br/4-22-85

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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 be less than height limit, see Chapter 115.

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

USE ZONE CHART

Zone PLA 5A	Section 60.30.e.3)
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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							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 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 use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Primary vehicular access must be directly from 2nd Street unless this is not possible. 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%	30' above average building elevation.	C See Spc. Reg. #5	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	<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. The design of the park must serve the needs of the area in which it is located. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. Primary vehicular access must be directly from 2nd Street unless this is not possible. 	
Public Park	If one development or more, then Process IIA Chapter 150. Otherwise, None. See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis.				30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development: <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

224 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... see Chapter 115.

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

USE ZONE CHART

Zone PLA 6A	Section 60.35.a.3)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			LOT SIZE	FRONT	SIDE							
Invalascent Center Nursing Home		Process I Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	1 for each bed	<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, 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, 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 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.
Public Transit Center		None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park		If one acre or more, then Process IIA Chapter 150 ----- Otherwise, none. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, none	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. 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.

5585A/83A(p.10)4-28-88/TS:br/PLA6A REGULATIONS CONTINUE ON NEXT PAGE

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Footnotes

85A/83A(p.8) -07-88/TS:rk/PLA6A CONTINUED ON FOLLOWING PAGE

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

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

USE ZONE CHART

Zone PLA 6A	Section 60.35.a.3)
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SPECIAL 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					
Public Park		If one acre or more, then Process IIA Chapter 151. Otherwise, none. See Special Regulation #2 and #3.	None	CONTINUED FROM PREVIOUS PAGE Will be determined on a case-by-case basis					--	B	See Section 105.25
585A/83A(p.9)	4-28-88/TS:rs	PLA 6A		Will be determined on a case-by-case basis							

REGULATIONS CONTINUED FROM PREVIOUS PAGE

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.
2. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) Will not involve the development of any structured sports or activity areas.
3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
43. 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 regulation in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.

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

USE ZONE CHART

Zone	Section
PLA 68	60.35.b.4)

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 Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<p>SPECIAL REGULATIONS</p> <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. <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. <ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. 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. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. #4	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		
Public Park	If one acre or more, then Process IIA Chapter 150. Otherwise, none. See Special Regulation #2 and #3.	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		

5506A/84A(p.12)TS:br 5-20-88 PLA-68

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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 be required, see Chapter 115.

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

USE ZONE CHART

Zone PLA 6C	Section 60.35.c.2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	
Public Park	<p>If one acre or more, then Process IIA Chapter 150</p> <p>Otherwise, none See Special Regulation #1 and #2.</p>	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	
			Will be determined on a case-by-case basis								

SPECIAL REGULATIONS

1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.
-
1. The design of the park must serve the needs of the area in which it is located.
 1. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) will not involve lighting for outdoor nighttime activities; and
 - 2) will not involve the construction of any building of more than 4,000 square feet; and
 - 3) will not involve the construction of more than 20 parking stalls; and
 - 4) will not involve the development of any structured sports or activity areas.
 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
 3. 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.
 - 34 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5605A/342A/ES:br(p.4)4-28-88/PLA 6C

5A/342A(p.3) S:br/4-22-88
6C

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.

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

USE ZONE CHART

Zone PLA 60	Section 60.35.d.4
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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	STRUCTURE				
			FRONT	SIDE	REAR							
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	<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. 	
Government Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spec Reg. #5	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. 	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	
Public Park	If one acre or more, then Process III Chapter 153 otherwise, none See Spec. Reg's 1 and 2	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 153. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. 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. 	

60/342A(p.10) TS:rk 5-23-83 PLA-60

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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 the 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

PLA '62

60.35.e2)

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 Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	<p>SPECIAL REGULATIONS</p> <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 Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details. The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process IIB III, Chapter 152 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 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	See Special Regulation #3	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spec Reg. #5	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	
Public Park	If one acre or more, then Process IIA Chapter 150. Otherwise, none. See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis.				25' above average building elevation.	--	B	See Section 105.25	
			Will be determined on a case-by-case basis.								<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. The design of the park must serve the needs of the area in which it is located. 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. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation 2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. <p>5614A/84A(p.6)ES:br/4-28-88</p>

14A/84A/p.3/ES:br/4-22-88

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Footnotes

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

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

USE ZONE CHART

Zone PLA-6F	Section 60.35.f.3)
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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						
Public Transit Shelter	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None	
Public Park	If one acre or more then Process III, Chapter 150. Otherwise, none. See Special Regulation #2 and #3.	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	
			Will be determined on a case-by-case basis							

SPECIAL REGULATIONS

1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.
-
1. The design of the park must serve the needs of the area in which it is located.
 2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 2. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) Will not involve the development of any structured sports or activity areas.
 3. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.

5616A/71A(p.10)TS:br 5-17-88 PLA-6F

5616A/71.A/p.9/4-22-88/ES:br

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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 be required height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZONE

CHART

Zone PLA-6G	Section 60.35.g-4)
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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	LANDSCAPE CATEGORY				SIGN CATEGORY
			FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	30' See	0' Spec. Reg. #4	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. #5.	A	B	See Section 105.25		
Government Facility	Process IIA Chapter 150	None				80%	Otherwise, none 30' above average building elevation. See Spec. Reg. #5.	C See Spc Reg #6	B	See Section 105.25		
Public Transit Center	None	None	0'	0'	0'	100%	15' above average building elevation.	--	See Spc. Reg. #2	None		
Public Park	If one acre or more, then Process IIA Chapter 150. Otherwise, none. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, none	--	B	See Section 105.25		

SPECIAL REGULATIONS

- Vehicle access for this use must be from the east.
- 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.
 - May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 - May install transit route and information signs and markers.
- If 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.
- Development and use of a park does not require a development permit under this Code if--
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.
- Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5626A/84A(p.10)ES:br 5-23-88 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 be done in this category, see Chapter 115.

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

USE ZONE CHART

Zone PLA 6B	Section 60.35.h.2)
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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						
Public Facility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	B	See Section 105.25	
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg. #4	B	See Section 105.25	
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	
Public Park		If one acre or more, then Process IIA Chapter 150 Otherwise, None See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25	
				Will be determined on a case-by-case basis								

SPECIAL REGULATIONS

REGULATIONS CONTINUED FROM PREVIOUS PAGE

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to limit effective service to the area or the City as a whole.
 2. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulations for further details.
 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
-
1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.
-
1. The design of the park must serve the needs of the area in which it is located.
 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. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) Will not involve the development of any structured sports or activity areas.
 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
 24. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

USE ZONE CHART

Zone PLA 61	Section 60.35.1.2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
			FRONT	SIDE	REAR							
Public Utility		Process II Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building 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. 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.
Government Facility		Process II Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #5	B	See Section 105.25	
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	
Public Park		If one acre or more, then Process III Chapter 150. Otherwise, none. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				30' above average building elevation	--	B	See Section 105.25	
				Will be determined on a case-by-case basis								<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.
				Will be determined on a case-by-case basis								<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. 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. 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. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5633A/84A/p.7/5-20-88/ES:br:np PLA 6 I

5633A/84A(p.8)5-20/88/ES:br:np PLA6I

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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 regulation in this category, see Chapter 95.
 For details of what must be done to this height limit, see Chapter 115.

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

USE ZONE

CHART

Zone PLA.6J-1	Section 60.35.j.3)
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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					
Residential Nursing Home	Process I Chapter 150	7,200 sq ft	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed
Municipal Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spc. Reg. #5	B	See Section 105.25
Municipal Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	None
Municipal Park	If one acre or more, then Process IIA Chapter 150. Otherwise, none. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	--	B	See Section 105.25

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.
 - 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.
-
- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel 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.
 - 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.
-
- ~~The design of the park must serve the needs of the area in which it is located.~~
 - 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.

5585A/83A(p.10)4-28-88/TS:br/PLA6A

REGULATIONS CONTINUE ON NEXT PAGE

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

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

USE ZON

CHART

Zone PLA 6A	Section 60.35.j.3)
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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 Park		If one acre or more, then Process III, Chapter 150. Otherwise, none. See Special Regulation #2 and #3.	None	CONTINUED FROM PREVIOUS PAGE			Will be determined on a case-by-case basis	on a case-by-case basis	if adjoining a low density zone, then 25' above average building elevation. Otherwise, none	--	D	See Section 105.25
585A/83A(p.9)		4-28-88/TS:rc	PLA 6A									

SPECIAL REGULATIONS
REGULATIONS CONTINUED FROM PREVIOUS PAGE
<ol style="list-style-type: none"> 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. 2. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development-- <ol style="list-style-type: none"> 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) Will not involve the development of any structured sports or activity areas. 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
585A/83A(p.11)4-28-88/ES:br/PLA6A

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

USE ZONE CHART

Zone PLAN 6K	Section 60. 35.k.2)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #3	B	See Section 105.25
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park		If one acre or more, then Process IIA Chapter 150 Otherwise, None See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				30' above average building elevation.	--	B	See Section 105.25
				Will be determined on a case-by-case basis							

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.
- 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.
- 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 it will not unreasonably impede pedestrian movement or create traffic safety problems.
- May install transit route and information signs and markers.
- ~~The design of the park must serve the needs of the area in which it is located.~~
 - 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 and use of a park does not require a development permit under this Code if--
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.
 - Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.
- Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5628A/84A/ES:br/p.8/5-20-88 PLA6K

28A/84A/ES:br/p.7/4-22-88 PLA 6K

250
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 regulation in this category, see Chapter 95.
 For details of what... see Chapter 115.

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

USE ZONE CHART

Zone PLA 7A	Section 60.40.a.4)
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REGULATIONS USE	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE						
			FRONT	SIDE	REAR								
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	If one acre or more, Urban Process IIIA, Chapter 150- otherwise, None - See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis				5' above average building elevation - otherwise, 30' above average building elevation.	--	B	See Section 105.25		<p>1. The design of the park must serve the needs of the area in which it is located.</p> <ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. <p>23. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>3205B/85A(p.8)ES:br/4-28-88</p>	

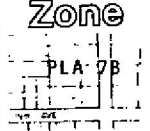
3205B/85A/ES:br/4-22-88 : p. 7

Footnotes

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

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

USE ZONE CHART

Zone 	Section 60.40.b.2
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REGULATIONS	USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY					
			FRONT	SIDE	REAR									
Government Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining an RS zone 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		<ol style="list-style-type: none"> 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. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> 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. 	
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation	--	See Spc Reg #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 		
Public Park		If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis				If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then 25' above average building elevation ----- Otherwise, 30' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> The design of the park must serve the needs of the area in which it is located. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		


32088/85A/ES:br/4-22-88:p.7

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

Footnotes

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

USE ZONE CHART

Zone	Section
	60.40.t.3)

REGULATIONS	USE	REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES			
				FRONT	SIDE	REAR							
	Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 	
	Public Park	If one acre or more, then -- Process III, Chapter 150 Otherwise; None -- See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis			If adjoining an RS zone or detached dwelling unit in Planned Area 7C, then -- 25' above average building elevation. Otherwise; 30' above average building elevation. Will be determined on a case-by-case basis	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. The design of the park must serve the needs of the area in which it is located. <ol style="list-style-type: none"> 1. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development-- <ol style="list-style-type: none"> 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 23. Refer to Chapter 1 to determine what other provision of This Code may apply to the subject property. 		

227B/85A/ES:br/4-22-88: p. 7

Footnotes

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

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

USE ZONE CHART

Zone PLA 8	Section 60.45.d
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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 Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	60%	30' above average building elevation	A See Spc. Reg. #3	B	See Section 105.25	<ol style="list-style-type: none"> 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. 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. 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. 		
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	20'	60%	30' above average building elevation	C See Spc. Reg. #3	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	0'	0'	0'	100%	15' above average building elevation	-- See Spc. Reg. #2		None	<ol style="list-style-type: none"> 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. The design of the park must serve the needs of the area in which it is located. <ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		
Public Park	<p>If one acre or more, then Process IIA Chapter 150</p> <p>Otherwise, none</p> <p>See Special Regulations #1 and #2</p>	None	Will be determined on a case-by-case basis				30' above average building elevation	--	B	See Section 105.25	<ol style="list-style-type: none"> 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. The design of the park must serve the needs of the area in which it is located. <ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		

5654A/85A(p.8)ES:br/4-28-88

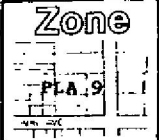
3654A/85A/ES:br/p.7/4-22-88

Footnotes

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

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

USE ZONE CHART

Zone 	Section 60.50.f.
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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 Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m. 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.	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	
Public Park		if one acre or more; then Process III Chapter 150 otherwise; None See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis				25' above average building elevation	--	B	See Section 105.25	

706B/86A/p.13/4-21-88/TS:br

1706B/86A(p.14)4-28-88/ES: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 PLA 11	Section 60.60.e
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR			
			FRONT	SIDE	REAR						
Public Transit Shelter		None	0'	0'	0'	100%	15' above average building elevation	--	See Sp. Reg. #2	See Section 105.25	
Public Park		Process IIIA Chapter 150 See Special Regulation #1 and #2.	Will be determined on a case-by-case basis				If adjoining a low density zone, then 25' above average building elevation. Otherwise, none.	--	B	See Section 105.25	
			Will be determined on a case-by-case basis								

SPECIAL REGULATIONS

- ~~1. The design of the park must serve the needs of the area in which it is located.~~
 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. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) will not involve the development of any structured sports or activity areas.
 2. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
 3. ~~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.
 - 3.4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5563A/86A(p.10)ES:br:np/5-23-88 PLA-11

63A/86A(p.9)5-20-88 PLA 11

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.

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

USE ZONE CHART

Zone BLA 12	Section 60.65.b
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REGULATIONS ↓ USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
			FRONT	SIDE	REAR					
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C	B	See Section 105.25
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spc. Reg. #2	None
Public Park	If one-acre or more; then Process IIA Chapter 150 Otherwise, None See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis				30' above average building elevation	--	B	See Section 105.25

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 2. May install transit route and information signs and markers.
-
1. The design of the park must serve the needs of the area in which it is located.
 1. Development and use of a park does not require a development permit under this Code if--
 - a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - b. The proposed use and development--
 - 1) Will not involve lighting for outdoor nighttime activities; and
 - 2) Will not involve the construction of any building of more than 4,000 square feet; and
 - 3) Will not involve the construction of more than 20 parking stalls; and
 - 4) Will not involve the development of any structured sports or activity areas.
 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - a. Ease of access to the park.
 - b. Character of the neighborhood.
 - c. Size, nature and topography of the subject property.
 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5572A/86A(p.4)ES:br/4-28-88


72A/86A/ES:br/4-25-88p:3

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this 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
	60.70.a.6)

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					SIGN CATEGORY
			FRONT	SIDE	REAR								
LOT SIZE													
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"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 		
Public Park	If one acre or more, then Process 11A Chapter 150 Otherwise, None See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis				5' above average building elevation.	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. The design of the park must serve the needs of the area in which it is located. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development-- <ol style="list-style-type: none"> 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 3. 2 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. 4. 3 Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		

5573A/86A(p.12)ES:rk/5-23-88 PLA13A

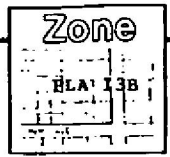
Footnotes

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
60.70-6.4)

REGULATIONS USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			LOT COVERAGE	MAXIMUMS		LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES
			REQUIRED YARDS				HEIGHT OF STRUCTURE	CATEGORY		
			FRONT	SIDE	REAR					
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation.	C	B	See Section 105.25
Public Transit Alter	None	None	None	None	None	100%	15' above average building elevation.	--	See Spc. Reg. #2	See Section 105.25
Public Park	If one acre or more, then Process IIA Chapter 150 ----- Otherwise, None. See Special Regulation #1 and #2.	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
9A/86A(p.7)ES:br/5-20-88	PLA13B		Will be determined on a case-by-case basis							

SPECIAL REGULATIONS

- 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 be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
 - Any building's horizontal dimension that is parallel to and within 100 feet of a low density zone may not exceed 50 feet if any part of that structure within 100 feet of the low density zone exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
 - May install transit route and information signs and markers.
-
- ~~The design of the park must serve the needs of the area in which it is located.~~
 - ~~Development and use of a park does not require a development permit under this Code if--~~
 - ~~A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or~~
 - ~~The proposed use and development--~~
 - ~~Will not involve lighting for outdoor nighttime activities; and~~
 - ~~Will not involve the construction of any building of more than 4,000 square feet; and~~
 - ~~Will not involve the construction of more than 20 parking stalls; and~~
 - ~~Will not involve the development of any structured sports or activity areas.~~
 - See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
 - Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.
 - 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.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

5659A/86A(p.8)ES:rk/5-23-88 PLA13B

or other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this 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 15A	Section 60.80.a.12)
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS REQUIRED YARDS				MAXIMUMS				SPECIAL REGULATIONS
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN C.A.	
Public Transit Shelter		None	None	0'	0'	0'	The greater of a. 15' or b. 15% of the average parcel depth	100%	15' above average building elevation. This provision may not be varied.	--	See Spd Reg #2	<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		Process-III Chapter-150 See Special Regulation #1 and #2.	None	Will be determined on a case-by-case basis.				35' above average building elevation. This provision may not be varied.	--	B	<ol style="list-style-type: none"> The design and facilities of the park must emphasize its waterfront location. See Section 11 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. 	

904C/308A/p.25/4-21-88/TS:br

904C/308A(p.26)4-28-88/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.

REGULATIONS USE	Directions: FIRST, read down to find USE... THEN, across for REGULATIONS.										USE ZONE	CHART	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY			REQUIRED PARKING SPACES
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					
			FRONT	SIDE	REAR								
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	50%	25' above average building elevation.	A	B	See Section 105.25			
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	50%	25' above average building elevation.	C See Spec. Reg. # 6	B	See Section 105.25			
Public Transit Shelter	None	None	None	None	None	100%	15' above average building	--	See Spc Reg #2	None			
Public Park	If one acre or more, then Process IIA Chapter 150 otherwise, none. See Special Regulation #2 and #3.	None	Will be determined on a case-by-case basis				25' above average building elevation.	--	B	See Section 105.25			

Zone PLA-15B.1	Section 60.80.b.4)
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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 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 85 for regulations regarding development on property containing an unstable slope.
 - 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.
 - ~~The design of the park must serve the needs of the area in which it is located.~~
 - 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 85 for regulations regarding development on property containing an unstable slope.
 - Development and use of a park does not require a development permit under this Code if--
 - A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or
 - The proposed use and development--
 - Will not involve lighting for outdoor nighttime activities; and
 - Will not involve the construction of any building of more than 4,000 square feet; and
 - Will not involve the construction of more than 20 parking stalls; and
 - Will not involve the development of any structured sports or activity areas.
 - Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:
 - Ease of access to the park.
 - Character of the neighborhood.
 - Size, nature and topography of the subject property.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

904C/308A(p.28)4-28-88/TS:br PLA-15B

Footnotes

4C/308A/p.27/3-20-88/ES:br PLA-15B

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

USE ZONE CHART

Zone	Section
PLA 16	60.85.d

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	PAGE				
			FRONT	SIDE	REAR							
Public Park	If one-acre or more, then Process LIA Chapter 150 ----- Otherwise, none See Special Regulations #2 and #3	None	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	Will be determined on a case-by-case basis	25' above average building elevation	--	B	See Section 105.25	<ol style="list-style-type: none"> 1. The design of the park must serve the needs of the area in which it is located. 2. 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. Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between N.E. 60th Street and the Bridle Trails State and King County Parks. 2. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> a. A master plan for that park has been approved for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development: <ol style="list-style-type: none"> 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) Will not involve the development of any structured sports or activity areas. 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature and topography of the subject property. 24. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		

997C/342A(p.8)TS:br/4-28-88

37C/342A/p.6/TS:br/4-21-88

Footnotes

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 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 P	Section 65.10.a
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USE	REGULATIONS REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	REAR				
		FRONT	SIDE	REAR							
Public Park	See Special Regulation #1 and #2	None	Will be determined on a case-by-case basis						See Section 105.25		<ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if-- <ol style="list-style-type: none"> The Land-Use Policies Plan contains a master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development-- <ol style="list-style-type: none"> Will not involve lighting for outdoor nighttime activities; and Will not involve the construction of any building of more than 4,000 square feet; and Will not involve the construction of more than 20 parking stalls; and Will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulations #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature and topography of the subject property. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	None	None	Will be determined on a case-by-case basis						See Section 105.25		<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Any structure's horizontal dimension that is parallel to and within 100 feet of a low density use may not exceed 50 feet if any part of that structure within 100 feet of the low density use exceeds 15 feet above average building elevation. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulations</u> for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility	Process 11A Chapter 150	None	Will be determined on a case-by-case basis						See Section 105.25		<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spc. Req. #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.

ATTACHMENT 1

0270D/353A(5591A/86A)03-30-88/ES:dc

1270D/353A(5591A/86A)03-30-88/ES:dc

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

Footnotes

SUMMARY OF ORDINANCE NO. 3101

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-88-42).

Section 1. Amends the following use zone chart sections with respect to park uses:

Section 15.10.d	RS Use Zone Chart
Section 17.19	RSX Use Zone Chart
Section 20.10.c	RM Use Zone Chart
Section 25.10.e	PR Use Zone Chart
Section 27.10.c	PO Use Zone Chart
Section 30.10.h	WD I Use Zone Chart
Section 30.15.c	WD II Use Zone Chart
Section 30.20.f	WD III Use Zone Chart
Section 35.10.b	FC I Use Zone Chart
Section 35.35.f	FC II Use Zone Chart
Section 35.20.e	FC III Use Zone Chart
Section 40.10.d	BN Use Zone Chart
Section 45.10.d	BC Use Zone Chart
Section 47.10	BCX Use Zone Chart
Section 55.10.i	LI Use Zone Chart
Section 60.10.c	PLA I Use Zone Chart
Section 60.15.a	PLA 2 Use Zone Chart
Section 60.20.d	PLA 3 Use Zone Chart
Section 60.30.a.4	PLA 5A Use Zone Chart
Section 60.30.b.7	PLA 5B Use Zone Chart
Section 60.30.c.8	PLA 5C Use Zone Chart
Section 60.30.d.6	PLA 5D Use Zone Chart
Section 60.30.e.3	PLA 5E Use Zone Chart
Section 60.35.a.3	PLA 6A Use Zone Chart
Section 60.35.b.4	PLA 6B Use Zone Chart
Section 60.35.c.2	PLA 6C Use Zone Chart
Section 60.35.d.4	PLA 6D Use Zone Chart
Section 60.35.e.2	PLA 6E Use Zone Chart
Section 60.35.f.3	PLA 6F Use Zone Chart
Section 60.35.g.4	PLA 6G Use Zone Chart
Section 60.35.h.2	PLA 6H Use Zone Chart
Section 60.35.i.2	PLA 6I Use Zone Chart
Section 60.35.j.3	PLA 6J Use Zone Chart
Section 60.35.k.2	PLA 6K Use Zone Chart
Section 60.40.a.4	PLA 7A Use Zone Chart
Section 60.40.b.2	PLA 7B Use Zone Chart
Section 60.40.c.3	PLA 7C Use Zone Chart
Section 60.45.d	PLA 8 Use Zone Chart
Section 60.50.f	PLA 9 Use Zone Chart
Section 60.60.e	PLA 11 Use Zone Chart
Section 60.65.b	PLA 12 Use Zone Chart

Section 60.70.a.6	PLA 13A Use Zone Chart
Section 60.70.6.4	PLA 13B Use Zone Chart
Section 60.80.a.12	PLA 15A Use Zone Chart
Section 60.85.d	PLA 16 Use Zone Chart
Section 65.10.a	P Use Zone Chart

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 3101 approved by the Kirkland City Council for summary publication.


City Clerk

