## ORDINANCE NO. 3311

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-89-60) AND ITS SUMMARY ORDINANCE.

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 January 16, 1992, and bearing Kirkland Department of Planning and Community Development File No. IV-89-60; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 11, August 1, September 19 (no quorum, continued) October 3, October 24, November 21, December 12 and December 19, 1991, held public hearings on the amendment proposals and considered the comments received at said hearing; and

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

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

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

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

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

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

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

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 17th day of November , 1992.

SIGNED IN AUTHENTICATION thereof this <u>17th</u> day of November , 19 92

Mayor

Attest:

Approved as to Form:

Clerk

ORD89-60.FEB/TS:∞

**City Attorney** 

## PUBLICATION SUMMARY OF ORDINANCE NO. 3311

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-89-60).

Section 1. Amends or adds to the following Chapters and Sections of the Zoning Code:

Chapter 50 - Central Business District (CBD) Zones 50.05 User Guide (amended section) 50.10.a.-d. CBD-1 Use Zone Charts (amended section) 50.15.a.-k. CBD-2 Use Zone Charts (amended section) 50.20.a.-h. CBD-3 Use Zone Charts (amended section) CBD-4 Use Zone Charts (amended section) 50.25.a.-l. CBD-5 Use Zone Charts (new section) 50.30.a.-j. CBD-6 Use Zone Charts (new section) 50.35.a.-g. 50.40.a.-f. CBD-7 Use Zone Charts (new section) CBD-8 Use Zone Charts (new section) 50.45.a.-u.

The Use Zone Charts in the amended and new Sections 10 through 45 of Chapter 50 contain the basic zoning regulations that apply in CBD-1 through CBD-8 zones of the City.

Chapter 180 - Plates
Plate 23, page 483 Calculating Existing Grade Elevation (new plate)

The new Plate 23 describes an alternative way to measure building height in CBD-4 and 8 zones of the City.

<u>Section 2.</u> A savings clause providing that if any portion or part of the Ordinance is held to be invalid or unconstitutional, such decisions shall not affect the validity of the remainder of the Ordinance.

<u>Section 3.</u> 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.

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 17th day of November 1992.

I certify that the foregoing is a summary of Ordinance 3311 approved by the Kirkland City Council for summary Publication.

## **CHAPTER 50 - CENTRAL BUSINESS DISTRICT (CBD) ZONES**

50.05 User Guide. The charts in Section 10 through 50 of this Chapter contain the basic zoning regulations that apply in the GBD-A, GBD-B, GBD-C, and -GBD-D-CBD 1-8 zones of the City. Use these charts by reading down the extreme left hand column entitled Use. Once you locate the use in which you are interested, read across to find the regulations that apply to that use. In addition, you should read Chapter 1 of this Code which will assist you in finding other regulations that apply to your property or proposal.

The sample chart on this page describes the regulations that are contained in each column.

	i	SNO	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	Zone CHART Zone Secti n
		TIC	83	N	AINIMU	ī <b>M</b> S		MA	XIMUMS			S	Zone   Secu h
	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SOS SOS	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
93 ATTACHMENT	This column contains all uses that m in this zone, is not listed, allowed in it. Each use its subject to a regulations the columns right of that	of the sy locate If a use If a use It is not site zone. Ited is I of the listed in ito the use.	This column lists the roview processes that the City will use to evaluate and approve or disapprove each listed use. If no formal review process is included under this procedure, in any event, a building or other permit may be required from the Building Citicial.	This column lists the minimum required lot size for each listed lists. Where applicable, the minimum for size for each unit or for en entire complex is also listed.	minimum for each 115 of the establish structure and ech not take	columns if a yeards re- use. Chi las Code in source what ses, improvidus may place in a yeards.	quired upter ements, or may	See Spec. Reg. #1.	This column lists the medimum height of structures schowed for each use, in most cases, the regulation is expressed as a number of fest above average building elevation, in some cases, a maximum number of stories is also listed.	See Spec. Reg. #2.	See Spec. Reg. #3	This column establishes the periong requirement for each listed use. For some uses, a specific number of states is not stated and a reference is given to a section in the periong chapter that states that the City will determine the parting requirement on a case-by-case basis.	This column contains any special regulations, standards, or decisional criteria that may apply to each listed use. Some of these requirements are absolute, while others contain decisional criteria or more general standards. Where decisional criteria are listed, the City will use these criteria to determine if a proposed use is appropriate and as a basis for imposing limitations and conditions on the proposed use and development.  1. This column lists the maximum amount of lot coverage allowed for each use. Maximum lot coverage is a defined term. Consult Chapter 5 of this Code.  2. This column lists the Landaceping Calegory for each use. The footnote references the chapter that specifies the buffers that must be provided, depending on the uses or zones that adjoin the subject property.  3. This column lists the sign category for each use. The footnote references the provides full information on ellowable signs for each use.
A	FOO	TNO	OTES						`				PAGE  For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For details of what may acceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNC	DIREC	TIONS	FIRS	ST, reed dov	in to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
ĬĬ	92		MINIM	UMS		MA	XIMUMS				Zone   Secti n
ן וַנְץ	CES		REC	QUIRED Y	ARDS			1			CBD-1   50.10.a
C S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant or Tavern  Any Retzil Establishment, other then those specifically listed, firnited or prohibited in this Zone, selling goods or providing services, including banking and related financial services.  Hotel or Motel	If the structure exceeds 35' sbove exceeds 35' sbove everage building elevation, then Process IB, Chapter 152, and A.D.R. Chapter 142 - Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	The lower of- 4-stories or 52 ftshove- avg_bidg. elevation. No mand- mum. See, siso Spec. Regis 3 & 4.  The lower of- 4-stories or- 62-ft. shove- everage- butding- elevation. No mand- mum. See, giso Spec. Ragis 7 & 8.	8 8		One per each 125 eq. fl. of gross floor area. See Section 60 of this Chapter.  One per each 350 sq. fl. of gross floor area. See Section 60 of this Chapter.  One for each room. See Speciel Regulation 5. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rigits-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property the one tool for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> <li>Vehicle scrid rive through tectities.</li> </ul> </li> <li>Analizary assembly and manufacture of goods on the premises of this use are permitted only it:         <ul> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and impacts of this use with anothery assembly or manufacturing activities must be no different from other retail uses.</li> </ul> </li> <li>A use involving the preparation and consumption of food may include, as part of the use, accessory sesting it:         <ul> <li>The sesting and associated circulation area does not exceed more than 10% of the gross floor area of this use; and</li> <li>It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expended.</li> </ul></li></ol>
Entertainment, Cuttural end/or Recreational Facility								В	E	See Section 105.25 and Section 60 of this Chapter.	Refer to Chapter 1 to determine what other provisions of this Code may apply to the exhibit property     Any portion of a structure that exceeds 30 fact above average building elsection must be set beat from the front property line one foot for each tive feet that portion exceeds 30 feet above average building elevation.
ZC-CBD1\12-9-92			<u> </u>		<u> </u>		<u> </u>		<u> </u>		8. Height of structure must be consistent with the Downtown Plan Chapter of the Compachensive Plan
FOOTNOTES											PAGE  For other information about parking and parking areas, see Chapter 105.  For datable of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For datable of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNS	DIRE	CTIONS	: FIRS	iT, read dow	in to find up	o THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
ATIO	83		MINIMU			MA	XIMUMS		<u> </u>	83	Zone   Secti m   CBD-1   50.10.b
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Fast Food Restaurant	if the structure exceeds 35' above average building elevation, then Process tills, Chapter 152, and A.D.P. Chapter	None	0	0	0	100%	The lower of 4 stories er-52-ft, above everage building-elevation, No maximum, See also Spec. Reg's 4 & 5.	A	E	One per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Drive-in facilities and drive-through facilities are not permitted in this Zone.  3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property  4. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one tool for each five feet that portion exceeds 30 feet above average building elevation.  5. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Private Club or Lodge	Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	The lawer-el- 4-stories er- 52 ft-above- everage- building- elevation- No mexi- mum, See	9 9	B	See Section 105.25 and Section 60 of this Chapter.	1. The development of the excitor property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. This use may be located on the street level floor of a building only if there is an intervening retail store front between this use and the abutting right-of-way.  3. Anciliary assembly and manufacture of goods on premises may be permitted as part of an office use if;
							also Spec. Reg's 6 & 7.			each 350 eq. ft. of gross floor area. See Section 60 of this	a. The encilary assembled or manufactured goods are cubordinate to end dependent on this office use; and b. The outward appearance and impacts of this office use with anothery assembly and manufacturing activities must be no different from other office uses.  4. The following regulations apply to veterinary offices only:
Stacked or Altached Dwelling Units							The tower of- 5 stories or- 52-ft-above- average- building- elevation-	8	A	Chapter.  1.7 per unit. See Section 60 of this Chapter.	n. May only treat small entinets on the subject property.     b. Outside runs and other outside tacilities for the animate are not permitted.     c. Size must be designed so that noise from this use will not be audited off the subject property. A certification to this effect signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.     d. A veterinary office is not permitted if the subject property contains dwelling units.  5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC-C8D1\12- <del>9</del> -92				;							6. Any portion of a structure that acceeds 30 feet show average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.  7. Height of structure must be consistent with the Downtown Ptan Chapter of the Companions Ptan.
FOOTN	OTES	<b>.</b>	<del></del>			<u> </u>					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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SNO	DIREC	CTIONS	: FIRS	T, reed dow	m to find up	s THEN,	ecross for REGUL	ATIONS		USE 2	ONE CHART
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<b>₹</b>	REQUIRED REVIEW PROCESS	IOT S	FRONT	SIDE	REAR	ω 161	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-cere Center or Mini	If the structure	None	0	٥	0	100%	The lower of-	D	В	See Section	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
School or Day-care Center	exceeds 35' above everage						-62-ft <del>. a</del> hove -average -building-			Section 60 of this	2. A six-foot high tenos is required along all properly lines adjacent to outside play ereas.
	building elevation,			·			elevation No maxi-			Chapter.	Structured play cross must be set back from all property these by at least two test.
	then Process (i8,						mum. See also Spec.				4. Hours of operation may be limited by the City to reduce impacts on nearby residential case.
	Chapter 152, and						Reg's 6 & 9.				An on-site passenger leading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
	A.D.R. Chapter 142										6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).
	Otherwise, A.D.R. Chapter					: :					Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	142								ì		<ol> <li>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 live feet that portion exceeds 30 feet above average building elevation.</li> </ol>
											9. Height of structure must be consistent with the Downtown Plan Chapter of the Compostrensive Plan
Public Utility	Same as above.	None	0	۰	0	100%	The lower of 4-stories-or -52-ft-above-	^	В	See Section 105.25 and	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
							everage building			Section 60 of this	May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.
							elevation No maxi-			Chapter.	Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject
							mum. See also Spec.				property.
							Reg's 4 & 5.				Any portion of a structure that acceeds 30 feet above average building elevation must be set back from the front property line one foot for each tive feet that portion exceeds 30 feet above average building elevation.
											5. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
ZC-CBD1/12-9-92		<u> </u>									
											For other Information about parking and parking areas, see Chapter 105.  PAGE PAGE
FOOTNO	OTES	ı									For Information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required years, see Chapter 115.

SNC	DIREC	CTIONS	: FIRS	T, read doe	m to find use	, THEN,	across for REGUL	EMOITA		USE Z	NE CHART		G-4:-
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l j	8		REC	UIRED Y	ARDS	뜅				ACE		CBD-1	50.10.d
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION	<b>c</b>
Government Facility	if the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142	None	O	0	•	100%	The tower of 4-stories er-selections of the selection of	C See Spec. Reg. 2	В	See Section 105.25 end Section 80 of this Chapter,	1. The development of the subject profite regulations of Section 85 of this. 2. For a Government Fectility, Landsca type of use on the subject property on nearby uses. 3. Refer to Chapter 1 to determine whi property. 4. Any portion of a structure that excession the front property line one tool building elevation. 5. Height of structure must be consistent.	Chapter,  pe Category A or B may be require and the impacts associated with the at other provisions of this Code ma add 30 feet above average building for each tive feet that portion exce	ed depending on the e Government Fectility  by apply to the subject elevation must be set back eds 30 feet above average
ZC-C8D1/12-9-92											,		
FOOTN	OTES		<u> </u>								For other biformation about parking and For details of the regulations in this cat. For information of the regulations in this For details of what may exceed this here. For details regarding required yards, as	egory, see Chapter 100. Is category, see Chapter 95. Ight limit, see Chapter 115.	PAGE

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SN(	DIREC	CTIONS	FIRS	iT, reed dov	in to find up:	a, THEN,	across for REGUL	ATIONS		USE 2	Z NE CHART
SA SEGULATIONS	CESS	1	MINIMU REC	JMS Juire d'1	/ARDS		XIMUMS			SPACES	Zone Secti n CBD-1 50.10.e
ZSE ASG	REQUIRED REVIEW PROCESS	r size	FRONT	<u> </u>	8	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SP	
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	-	5		SDE	REAR	101		_	ī		SPECIAL REGULATIONS
Public Transit Shelter	None	None	°	°	0	100%	15 ft. above average building	-	See Spec. Reg.	None	May be permitted only if it will not unreasonably impade pedestrian movement or create traffic safety problems.
							elevation		2		2. May install transit route and information eigns and markers.
Public Park	If the structure excesses 35' ebove everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142	None	WEI be		d on a cas		The lower of 4-stories er- 52 ft-shows everage- building elevation, No maxi- mum. See also Special Regulations 3 and 4.	-	8	See Section 105.25 and Section 60 of this Chapter	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  3. Any portion of a structure that exceeds 30 feet above everage building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above everage building elevation.  4. Height of structure must be consistent with the Downtown Plan Chapter of the Compachemetre Plan.
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FOOTNO	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SNO	DIREC	CTIONS	FIRS	T, reed dow	n to find use	THEN,	ecrosa for REGUL/	ATIONS		USE Z	ONE CHART
SS SEGULATIONS	83		MINIMU			MA	KIMUMS			83	Zone Secti n CBD-2 50.15.a
USE 5	ROCE		REC	UIRED Y	ARDS	AGE	, M			PAC	ODD 2    OO. 15.44
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<b>₹</b>	REQUIRED REVIEW PROCESS	LOT S	FRONT	SDE	REAR	0 <u>10</u> 1	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
A Fletail Establishment, other than those specifically issled, imited, or prohibited in this zone, setting goods or providing services, including banking and related tinencial services	If the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and	None	0	0	0	100%	e: The lower of 4 stories or 62-ft. shows Leiseshore Plaze, measured at the midpoint of the frontage of the subject	В	<b>E</b>	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject properly and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject properly abuse or includes a portion of Lake Washington:         <ol> <li>A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average percel depth is hereby established on the subject properly.</li> <li>Belconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard.</li> <li>No structure, other than moored structures, may be waterward of the high waterline. For regulation regarding moorages, see the moorage listings in this zone.</li> </ol> </li> </ol>
Enterteinment, Cultural and/or Recreational Facility	ADR. Chapter 142 Otherwise, ADR. Chapter						b: The lower- of 8 stories or 20 ft. shove each chulling	6	E	See Section 105.25 and Section 60 of this Chapter.	d. Must provide public pedestrian access from an adjoining right-of-way to end along the entire waterfront of the subject property within the high waterfron yard. In addition, the City may require that part or all of the high waterfron yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas.  3. The following uses are not permitted in this Zone:  a. Vehicle service stations.
Hotel or Motel	142					į	right-of-way- measured at- the-midpoint of-the frontage of- the-subject- property on- each- right-of-way:	В	E	One for each room. See Special Regulation 6 and Section 60 of this Chapter.	b. Vehicle or boat exise, repair, service or rental. c. Drive-in facilities and drive-through facilities.  4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are evaluable for purchase and removed from the premises. b. The outward appearance and impacts of this use with anothery assembly or manufacturing activities must be no different from other retail uses.  5. A use involving the preparation and consumption of food may include, as part of this use, accessory secting it:
Restaurant or Tavem							No maximum. See also Special Regulations 10 and 11.	8	E	One per each 125 sq. ft. of gross floor erea. See Section 60 of this Chepter.	n. The secting and essociated circulation area does not acceed more than 10% of the gross floor area of this use; and     b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.  8. The parting requirement for hotel or motel use does not include parting requirements for another, meetings and convention tactities. Additional parting requirements for exciting meetings and convention tactities.
ZCCBD2/3-4-92										<u>.                                    </u>	REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES	· · · · · · · · · · · · · · · · · · ·									PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 85.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	: FIRS	T, read dow	m to find use	s THEN,	across for REGUL	ATIONS		USE 2	NE CHART		
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SS SECULATIONS	REQUIRED REVIEW PROCESS		REC	UIRED Y	ARDS	AGB.	<u>,,</u> , ∰			PACE		3 J	J. 13.D
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<b>◇</b> ♣	REQU REVI	LOT	FRONT	SDE	REAR	<b>1</b> 53	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORT	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	
A Retail Establishment, selling goods or											See Section 18 of this Chapter for n th addition, refer to Chapter 1 to det subject property.	eguiations regarding buildnesds and lan ermine what other provisions of this Co	d surface modification, de may apply to the
providing services, including benking and related financial services											This development may also be regulated document.	tzied under the City's Shoreline Master	Program; consult
Entertainment, Cutturel and/or Recreatonal Facility;											May not use lands waterward of the density.	high waterline to determine tot size or	to calculate allowable
Hotel or Motel; Restaurant or Tavern (continued)											10. Any portion of a structure that excess from the front property line one foot building elevation.	ds 30 feet above everage building elector each five feet that portion exceeds :	edion must be est back to feet above everson
											11. Height of structure must be consiste	rd with the Downtown Plan Chapter of	the Comprehensive Plen.
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			<u> </u>					$\top$			- For other information about periting and - For details of the regulations in this case	cory, see Chenter 100.	PAGE
FOOTNO	<b>TES</b>					<u> </u>				···	<ul> <li>For information of the regulations in this</li> <li>For details of what may exceed this help</li> <li>For details regarding required yards, see</li> </ul>	category, see Chapter 95. ht limit, see Chapter 115.	

SNC	DIREC	CTIONS	FIRST	T, read dow	m to find use	a THEN,	scross for REGUL	ATIONS		USE Z	ZONE CHART
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C S S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Center, or Mini School or Day-Care Facility  ZC-CBD2/12-8-92	If the structure exceeds 35's spoye exceeds 35's spoye everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	0	0	0	100%	a: The lower of 4 stories or 52-fl. above believing of the midpoint of the fronting of the subject property on Laiseshore Plaze;  b. The lower each abutting significations of the midpoint of the frontings of the subject property on each abutting signification of the subject property on each abutting significations of the subject property on each and subject property on each abutting significations of the subject property on each abutting significations of the subject property on each abutting significant subject	D	8	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercede any conflicting provisions of this Chapter, apply only the subject property abute or includes a portion of Late Washington:</li></ol>
FOOTN	OTES										- 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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SNO	DIREC	CTIONS	FIRST	T, reed dow	on to find up	THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
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Y	CES		REQ	UIRED Y	'ARDS					23	CBD-2   50.15.d
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge  Office Use  ZCC8D2/3-4-92	If the structure exceeds 35' above exceeds 35' above exceeds 35' above exceeds 35' above exceeds 188, Chapter 152, and A.D.R. Chapter 142 ———————————————————————————————————	None	0	0	0	100%	e: The-lower-of-4- stories-or-52- R-shove- Lekeshore- Plaze- measured ci- the mitpoint of the frontage of- the subject- property on- Lekeshore- Plaze; b: The lower- of 3-stories or- R-shove- each shutting- right of-way- measured si- the mitpoint of the  frentage of- the subject- preperty en- each subject- preperty en- each subject- preperty en- each- sight of-way- No mexi- mum. See Special Regulations 9 and 10.	В	8	See Section 105.25 and Section 60 of this Chapter. One per 350 eq. ft. of gross floor area. See Section 60 of this Chapter.	2. The following provisions, which supercade any conflicting provisions of this Chapter, apply only if the subject properly abuts or includes a portion of Lake Washington:  a. A high waterine yard equal in depth to the greater of 15 ft. or 15 percent of the average pand depth is hereby established on the subject properly.  b. Beloonies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterine yard.  c. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.  d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire
FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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A S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDIR	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge; Office Use-continued											10. Height of structure must be consistent with the Downtown Pian Chapter of the Comprehensive Pian
Stacked or Attached Dwelling Units	# the structure exceeds 35' shows everage building elevation, then Process IIB. Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142	Мопе	0	0	0	100%	a-The-lower et-6 steries et -6 steries et -52 fl. eboure Lesteshore Plaze measured et the indpoint et the trontage of the eubject property on Lesteshere Plazes b-The-lower of 4 stories or 30 fl-above each ebutting sight-of-way measured et the frontage of the subject property on each efficiel way.  No meadmum. See Special Plegutations 7 and 8.	8	A	1.7 per unit See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if it subject property abuts or includes a portion of Lake Washington:  a. A high waterthe yeard equal in depth to the greater of 15 ft. or 15 percent of the everage percel depth is hereby established on the subject property.  b. Betcorties that are all least 15 feet above thristed grade may extend up to 4 feet into the high waterthree yeard.  c. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.  d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yeard. In addition, the City may require that part or all of the high waterline yeard be developed as a public use area. The City shall require signs designating public pedestrian access and public use area.  3. This use may be located on the street level floor of a building only if there is an intervening retail store front between this use and the abutting right-of-way.  4. See Section 18 of the Chapter for regulations regarding buildnesds and land surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  5. This development may also be regulated under the City's Shoreline Masser Program; consult that document.  8. May not use lands waterward of the high waterline to distermine tot size or to calculate allows always from the front property line one foot for each five least above average building elevation must be set back from the front property line one foot for each five least that portion exceeds 30 feet above average building elevation.
ZC-C8D2/12-9-92					<u> </u>		<u> </u>		<u> </u>		
FOOTN	OTES								L		- 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 acceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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REGU	REQUIRED REVIEW PROCESS	SIZE		***		COVERAGE	IT OF TURE	APE ORY	DRY	RED NG SPA	
$\checkmark$	REQUI	LOT S	FRONT	SIDE	REAR	TOJ.	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Public Access Pier or Boerdwelfk	Process IIB Chapter 152 and ADR Chapter 142	None	wederi 0 Weder wederi 0 See a	O WESTED OF ETY	O Hilgh O		Pier decks may not be more than 24 ft. shows mean sea level. Diving boards and similar features may not be more than 3 ft. above the deck.	-	See Spec. Reg. 8	-	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No accessory uses, buildings, or activities may be permitted as part of this use.</li> <li>If a structure will addend waterward of the inner Hazbor Line, the applicant must obtain a lease to the Washington State Department of Natural Resources prior to propostry this use.</li> <li>May not treat structures with creosote, oil base, or toxic substances.</li> <li>Must provide at least one covered and secured waste receptacle.</li> <li>All utility lines must be below the pier deck and, where teasible, underground.</li> <li>Plens must be adequately fit; the source of the light must not be visible from off the subject property.</li> <li>The pier or boardwaft must display the street address of the subject property. The address must be oriented to and visible from the lake with latters and numbers at least 4 inches high.</li> <li>The side property line yands may be reduced for over water public access piers or boardwafts which connect with waterford public access on adjacent property.</li> <li>See Section 18 of this Chapter for regulations regarding builtheads and lend surface modification in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoreline Master Program; conscil the document.</li> <li>May not use lands waterward of the high waterline to determine tot size or to calculate allowable density.</li> </ol>
ZC-C8D2F/12- <del>29-9</del>											
FOOTNO	OTES		<b>L</b>								PAGE  For other information about parking and parking erress, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this 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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DEE COM	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDR	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SI	SPECIAL REGULATIONS
Moorage Facility for One or Two Bosts  ZCCBD2G/1-2-92	A.D.R. Chupter 142	None	Lands water O Water Water O See a	and of the rep G	o Mgh O	100%	Pler decks may not be more than 24 ft. shove mean seal level, Diving boards and shrifar features may not be more than 3 ft. above the deck.		See Spec. Reg. 10	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter.  2. No accessory use, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this Zone.  3. Moorage structures may not extend waterward beyond a point 150 ft. from the high waterline, addition, place and docto may not be wider than is reasonably recessary to provide sate access the boats, but not more than 6 feet in width.  4. It moorage structures will extend waterward of the linear Header Une, the applicant must obtain tease from the Washington State Department of Natural Resources prior to proposing this use.  5. May not have structures with crecaste, off-based, or looks schetances.  6. Moored structures may not be disser than 25 feet to another moorad structure not on the subject property.  7. Must provide all least one covered and secured waste receptacle.  8. All utility time must be below the plac dock and, where leastble, underground.  9. Place must be adequately fit the source of the light must not be visible from off the subject property.  10. Moored structures must display the street address of the subject property. The address small oriented to and visible from the lates, with laters and numbers all least 4 inches high.  11. Covered moorage is not permitted.  12. A high waterline yeard equal in depth to the greater of 15 feet or 15% of the everage percel depth within the high waterline part.  13. See Section 16 of the Chapter for regulations regarding buildheads and land surface may apply to the subject property.  14. This development may also be regulated under the City's Shoretine Master Program; consult document.  REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES	<b></b>	<u></u>						<u></u>		For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this 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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│ ┌─┐ <sup>≅</sup> │	JIRI EW	SIZE	E			COVERAGE	<b>₽</b> ₽	ថ្ងខ្លួ	ğ							
	REQUIRED REVIEW PI	101	FRONT	SIDE	REAR	ğ	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS					
<u> </u>	2 2	็ม	ഥ	S	2	3	≅ ß	50	<u> </u>	22	STECIAL REGULATIONS					
Moorage Facility For One or Two Boats (continued)											<ol> <li>May not use tends waterward of the high waterline to determine lot size or to calculate allowable density.</li> </ol>					
General Moorage Facility	Process IIB, Chepter 152 and A.D.R. Chepter 142	None, but must have at least 100 ft. of trontage	0 See Reg.	0 e±so 11	0 Spec.	100%	Landward of the high waterline, the lower-of-8- steries-or-89- ft-shove	See Spec. Reg. 6	B See also Spec, Reg.	see Section regulations of Section 65 of this Chapter.  105.25 and Section 60 Section 60 of this Chapter the maximum ellowable number of maximum based on the following factors:						
	I INC	on Lake Wash- Ington					sverage. building elevation. No meximum. See Special	a. The topography of the ease. b. The ability of the land waterward of the high waterline to support the moorages. c. The nature of nearby uses. d. The potential for traffic congestion. e. The effect on existing habitats.								
							Flegulations 23 and 24. Waterward of the high waterline, pier decks mey not be				3. Moorage structures may not be larger than is reasonably necessary to provide asie and reasonable moorage for the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that:  a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the Outer Harbor Line.  b. The moorad structures are not larger than is necessary to moor the specified number of boats.  c. The moorad structures will not interfere with the public use and enjoyment of the water or					
,							more than 24 ft. above mean sea level. Diving				create a hazard to navigation.  4. The following accessory components are allowed if approved through Process CI, Chapter 155c a. Gas and oil sale for boats, it:					
							boards and leatures may not be more				1) Storage tanks are underground and on dry land; and 2) The use has facilities to contain and clean up oil and gas apitis. b. An over-water shed, which is no more than 50 equare test and not more than 10 feet high as measured from the decir, accessory to oil and gas sale for boat.					
							then 3 ft. above the deck,				c. Boat and motor sales and leasing. d. Boat or motor repair and service it:  1) This activity is conducted on dry land and either totally within a building or totally sight acreened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building.  a. Meeting and special events rooms.					
ZC-C8D2H/12-0-92											5. Must provide public pedestrian access from an edjobring right-of-way to and along the entire water-tront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use areas. CONTINUED NEXT PAGE.					
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For datails of the regulations in this category, see Chapter 100.  For information of the regulations in this 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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TEGULATIONS	REQUIRED REVIEW PROCESS		REC	UIRED Y	ARDS	EGE.				REQUIRED PARKING SPACES	CBD-2 50.15.i	
USE S	8 ×	SIZE				COVERAGE	HEIGHT OF STRUCTURE	APB ORY	ă	ES D		
		T SI	FRONT	3	REAR		ECHI ECCI	LANDSCAPE CATEGORY	SIGN CATEGORY			
5/	32	LOT	Æ	SIDE	RE	LOT	新配	35	ક્ષુ	RE	SPECIAL REGULATIONS	
General Moorage Facility (continued)			1	:		!					<ol><li>The City may require the applicant to install a buffer between the subject property and edible property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer,</li></ol>	ning
								Ì			<ol> <li>At least one pump-out facility shall be provided for use by the general public. This facility in easily accessible to the general public and clearly marked for public use.</li> </ol>	
											Must provide public rectrooms unless moorage is available only for the residents of dwelling	
				:							on the subject property.	) Cares
											<ol> <li>If moored structures will extend waterward of the inner Herbor Line, the applicant must obtalease from the Washington State Department of Natural Resources prior to proposing this unit.</li> </ol>	àn g 186.
1	- 1										10. May not tree! moored structures with creosote, off-based, or toxic substances.	
i											11. No moorage structure may be within: a. 100 ft. of a public part;	
											b. 50 ft. of any abutting lot that contains a detached dwelling unit; and c. 25 ft. of another moorage structure not on the subject property.	
											12. Must provide at least two covered and secured waste receptacles.	
											13. All utility thes must be below the pier decide end, where feesible, underground.	
											14. Pleas must be adequately it; the source of the light must not be visible from oil the subject property.	
											15. Moored structures must display the street address of the subject properly. The address must oriented to and visible from the take, with latters and numbers at least 4 inches high.	at be
											16. Covered moorage is not permitted. Alread moorage is not permitted.	
											<ol> <li>A high waterline yard equal in depth to the greater of 15 ft. or 15% of the average percei depth hereby established on the subject property. No structure other than moorage structures may within the high waterline yard.</li> </ol>	pth is y be
											18. Balconies that are at least 15 ft. above thished grade may extend up to 4 ft. true the high way yard.	zierčne
											19. No structures, other than moorage structures, may be waterward of the high waterine.	
ZCC8D2l/1-2-92											REGULATIONS CONTINUED ON NEXT PAGE	
											For other Information about parking and parking areas, see Chapter 105.  PAGE	
EMMTRIM	משים.										- For information of the regulations in this category, see Chapter 95.  - For information of the regulations in this category, see Chapter 95.  - For details of what may exceed this height timit, see Chapter 115.	
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	REQUIRED REVIEW PROCESS	SE	FRONT	×	REAR		HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES							
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General Moorage Facility (continued)			Ì								<ol> <li>See Section 18 of this Chapter for regulations regarding buildneeds and land surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the</li> </ol>						
			-								subject property.						
					ļ						21. This development may also be regardocument.	deted under the City's Shoreline Maste	Program; consult their				
											22. May not use lands waterward of the density.	eldsworths etelected or to estamine tot size or to established the film of the					
											23. Any portion of a structure that exce from the front property line one foot	eds 30 fact above average building ele for each five feet that portion exceeds					
							ŀ	ļ			building elevation.						
											24. Height of structure must be consist Plan.	ent with the Downtown Plan Chapter of	the Comprehensive				
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A S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORT	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility  Government Fectility  ZC-CBD2K/12-9-92	#Lithe structure exceeds 35' above 152, and A.D.R. Chapter 142	None	0	0	0	100%	e: The lower of 4 stories of 52 ftchove Lekschore. Raza measured et the micholini of the stories of the stories of the stories. Plaza;  b: The lower of 8 stories or 69 ft. above each ebutting right of way, measured at the micholini of the stories of the stori	C See Spec. Reg. 2	8	See Section 105-25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter.</li> <li>For a Government Facility, Landscape Category A or 8 may be required depending on the type of use on the subject property and the impacts essociated with the Government Facility on nearby uses.</li> <li>May be permitted only if locating this use in the immediate area of subject property to necessary to permit efficient service to the area or the City as a whole.</li> <li>No structures, other than moorage structures, may be waterward at the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.</li> <li>See Section 18 of this Chapter for regulations regarding buildnesds and land surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoretine Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine but size or to calculate allowable density.</li> <li>Any portion of a structure that accesseds 30 feet above average building elevation must be set back from the front property the one foot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
ZC-CBD2K/12-9-92	<u> </u>		<u> </u>		لـــــا		<u> </u>				
FOOTN	OTES					<del></del>					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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7	3 3	703	E	Sing	<b>S</b>	767	H C	Šδ	SIGN	Z E	SPECIAL REGULATIONS
Public Transit Shelter	None	None	0	0	0	100%	—	-	See	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic
Of Risings	1	1			1 '		everage building		Spec. Reg.	1	safety problems.
	· ·			1	'		elevation		2	1	2. May instell transit route and information signs and markers.
	1						]				This development may also be regulated under the City's Shoreline Master Program; consult that document.
]	<b>!</b> '										May not use lands weterward of the high waterline to determine lot size or to calculate allowable density.
Public Perk	If the structure	None	\ \ \	All be dete	termined on case besis	a ·	-eThe-lower of-4 stories or		В	See Section	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	exceeds 35'			'	[ '	1	52ff. above Lakeshore Plaze-			105.25 and Section 60	The design and tedities of the park should emphasize its weterfront location.
· [	building			1	1 '	1 '	measured et			of this Chapter.	3. See Section 18 of this Chapter for regulations regarding buildness and louri syntams any timetion
'	elevation, then			1	[ '	1 '	the midpelrit of the	1			tn addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
1	Process IIB, Chepter			<b>!</b> '		1	frontage-et- the eubject	<b>'</b>		'	4. This development may also be regulated under the City's Shorethe Master Program; consult that
1	152, and A.D.R.		<b>i</b>	'	1	1 '	property en- Lakeshere	1 '		'	document.
1	Chepter 142	1		'	1 1	'	Plaze: tr: The lower				May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
./	Otherwise,	1	1 '	1	1	1 '	of-3 stories or 39 ft. above	<b>'</b>		1	6. Any portion of a structure that exceeds 30 feet above everage building elevation must be set back
'	A.D.R. Chepter 142	'		! '	1	'	each abutting right-of-way	1 '		1	from the front property line one loot for each five feel that portion exceeds 30 feel above everage building elevation.
1	1142	1 '	1	1	1	1 '	the midpoint-	1 '	1	1 '	Z. Height of structure must be consistent with the Downzown Plan Chapter of the Comprehensive Plan.
1	1 !	1 '	· 1	1 '		1 '	of the frontage of	1 '	1	1 '	
1 '	1 1	1 '	'	1 '	<b>1</b> • • • • • • • • • • • • • • • • • • •	1 '	the subject	1 1	1 '	1 '	
<i>!</i>	1 1	1 '	! '	1 '	1	1 1	on each-	1 1	1 '	1 '	
1	1 1	1 '	1 '	1		1 1	नंतुति of way.	1	1	1 '	
1	1 1	1 '	1 '	!	1 1	1 1	No mad- mum. See	1 1	1 '	1 '	
ZC-C802L/12-9-92	<u> </u>	L'	<u>                                     </u>	<u></u> '		1!	Spc Reg 687	1	1	1 1	
				一					T		For other information about parking and parking areas, see Chapter 105.
							1	L			For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.
FOOTNO	<b>JTES</b>	ž.		L							For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
<u></u>											To detail register of rechmen Jennik, see Cristher 115.

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SNO	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	ecross for REGUL	ATIONS		USE Z	ONE CHART
TIC	72	N	<u>(INIMU</u>	JMS		MA	XIMUMS				Zone Secti n
ULA	SCE S		REC	UIRED Y	ARDS	88	–		ł	ACE	CBD-3 50.20.a
S S S S S S S S S S S S S S S S S S S	E L	ĸ				COVERAGE	JO Z	2 2	≥	6 St	
	REQUIRED REVIEW PROCESS	T SIZE	FRONT	按	REAR		HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CHOCIAL DECLE ARIONS
		LOT		SDE		5				_	SPECIAL REGULATIONS
Entertainment, Cuttural, and/or	If the structure	None	20'	0	0	80%	The lower of 3-stories or	В	E	See Section	<ol> <li>The development of the subject properly and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>
Recreational Factily	sveusão spovo exceeds 35,						39-fl. ebeve- average building-			105.25, Also see Section 60	No portion of a structure within 100 feet of the southerly boundary of 2nd Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.
	building elevation,			1			elevation. See Spec.	1		of the Chapter,	3. Primary vehicular access to the subject property may not be directly from Second Avenue South
Hotel or Motel	t <u>hen</u> Process IIB,						Reg. 2.	8	E	One for	between Second Street South and State Street unless no other effermative exists.
	Chepter 152, end A.D.R.						No maxi- mum. See Special			each room. See Spec. Reg. 4.	The parking requirement for hotel or motel use does not include parking requirements for enciliary meetings and convention facilities. Additional parking requirements for enciliary uses shall be determined on a case-by-case basis.
	Chepter 142						Regulations 8 and 9.			Also see Section 60	5. If any portion of a structure is adjoining a low density zone, then either:
	Otherwise,	}				}				of the Chapter.	The height of that portion of the structure shall not acceed 15 feet above average building elevation, or
1	A.D.R. Chapter 142	<b>.</b>		1	<b> </b>					1	b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum.
	1-2										Horizontal Facede Regulation* for further details.
											Site and building design must include installation of pedestrian brivages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
											7. Refer to Chapter 1 to datermine what other provisions of this Code may apply to the subject property.
											8. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one loot for each five feet that portion exceeds 30 feet above average
						,					building elevation.
							f	ľ	ŧ		9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
					1			İ			
ZC-C8D3/12-9-92	 										
											For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.
FOOTN	OTES						<u> </u>				- For information of the regulations in this category, see Chapter 95 For details of what may axceed this height limit, see Chapter 115.
							<u></u>				For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	: FIRS	T, reed dow	n to find us	e THEN,	, across for REGUL	ATIONS		USE 2	ZONE CHART
T10	92	N	MINIMU	JMS		MA	XIMUMS		Π	<u> </u>	Zone Section
LA			RE(	UIRED Y	ARDS	, si		1	l	CER	CBD-3 50.20.b
REGULATIONS	REQUIRED REVIEW PROCESS	T SIZE	FRONT	<b>.</b>	REAR	r coverage	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	
<u> </u>	35	LOT	Ĕ	SDE	RE,	ğ	田田	35	ន្លីស្វ	₩ <u>₩</u>	SPECIAL REGULATIONS
Restaurant or Tavern	If the structume exceeds 35' shove average building elevation, then Process IIII, Chepter 152, and A.D.R. Chepter 142 Otherwise, A.D.R. Chepter 142	None	20'	0	0	80%	The lower of 3-stories er. 39 ft. shows swarage building elevation. See Spes. Reg 2 .  No meadmum. See Special Regulations 8 and 9.	В	E	One per each 125 eq. ft. of gross floor area. See Section 60 of this Chapter,	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South shuttle Planned Area 6C may exceed 25 feet above average building elevation.  3. Primary verticular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other atternative exists.  4. If a 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 hortzontal length of any facade of that portion of the structure which is pensilel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Hortzontal Facade Regulation" for further details.  5. Drive-in facilities and drive-through facilities are not permitted in this zone.  6. Site and building design must include installation of pedestrian inleages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properly line one loot for each live feet that portion exceeds 30 feet above average building elevation must be eat back from the front property line one loot for each live feet that portion exceeds 30 feet above average building elevation.  8. Helott of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
ZC-CBD3/12-0-92	<u></u>										
FOOTNOTES											PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SN	DIREC	TIONS	FIRS	IT, reed doe	on to find us	o THEN,	across for REGUL	ATIONS		USE Z	NE CHART	
	50	, N	MINIMU	JMS	···	MA	XIMUMS			ï .	Zone - Secti n	
] 3	CES		RE(	QUIRED Y	ARDS			1	l	<u>8</u>	CBD-3   50.20.c	
S S REGULATIONS	REQUIRED REVIEW PROCESS	SIZE	٦			COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SORY	REQUIRED PARKING SPACES		
<b>₩</b>	REQU	101	FRONT	SIDE	REAR	703	HEIG	CATE	SIGN CATEGORY	REQU PARK	SPECIAL REGULATIONS	
Any Retail Establishment, other than those specifically listed, timited, or prohibited in this Zone, selling goods or providing services including banking and related financial services	If the structure exceeds 35' above exceeds 35' above everage building elevation, then, Process IIB, Chepter 152, and A.D.R. Chepter 142	None	20'		0	80%	The lower of 30 to					
ZC-C8D3/12-9-92											Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.     REGULATIONS CONCLUDED ON NEXT PAGE	
FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	

S S S S S S S S S S S S S S S S S S S	DIRE	CTIONS	FIRE	T, reed dow	m to find us	a THEN	, across for REGUL	ATIONS		USE 2	ONE CHART
TTC	8		MINIMU	UMS		МА	XIMUMS		1	200	Zone Section
01.4	Š		REG	QUIRED Y	ARDS	<b>H</b>			1	E S	CBD-3 50.20.d
USE S	₽ <sub>₹</sub>				•	COVERAGE	P. SE	<b>≈</b> ≻	⊾	A €	
	EW.	SIZE	þ		_ ا	Š	<b>H</b> 5	<b>7</b> 50 50 50 50 50 50 50 50 50 50 50 50 50	S S		
\frac{1}{2}	KEQUIRED REVIEW PROCESS	TOI	FRONT	SIDE	REAR	<b>1</b> 03	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Retell Establishment, ott											10. Any portion of a structure that exceeds 30 feet above average building elevation must be set back
that those	K01										from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
specifically listed, firmled, or prohibit						1					11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
In this Zone, selling goods or providing	ĭ l					1					·
services, including beniding and relate											
(continued)						1					
Private Lodge or	U the	None	20"		0	80%	The lower-of-	С	В	One per	The development of the subject property and adjacent rights-of-way must be consistent with the
Club	exceeds 35	·l		·			<del>8 stories er</del> 39 f <del>l. abeve</del>			each 350 eq. fl. of	regulations of Section 65 of this Chapter.
	<u>everage</u>						everage- building			gross floor grea.	Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other attenuative exists.
	bulkling elevation,						elevation. See Spec.			See Section 60	3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South shutth
	then Process tiB						Reg. 3. No mini-			of this Chapter.	Planned Area 6C may exceed 25 feet above average building elevation.
	Chapter 152, and				[		mum, See Special				If any 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.
	A.D.R. Chapter		Ī				Regutations 7 and 8.				elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the
	142						<u></u>				boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum
	Otherwise,										Horizontal Fecade Regulation* for further details,
	Chapter 142									•	5. Site and building design must include installation of pedestrien linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
											, , , , , , , , , , , , , , , , , , ,
			ļ								Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
											7. Any portion of a structure that exceeds 30 feet above everage building elevation must be set back
											from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
	.										9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
ZC-CBD3/12-0-92											
					_ <b>_</b>				- For other information about perking and perking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100.		
FOOTI	JATE C	1									For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
TI COLOR III		P		L			<del></del>				. For details regarding required yards, see Chapter 115.

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SNS	DIRE	CTIONS	FIRS	T, read dow	on to find us	o THEN	scross for REGUL	ATIONS		USE 2	ZONE CHART
asa	83		MINIMU			MA	XIMUMS			83	Zone   Secti n
USE 5	ROCE		REC	UIRED Y	ARDS	AGB	. <u>.</u> .			PACE	CBD-3   50.20.e
	REQUIRED REVIEW PROCESS	SIZE	Ŀ			COVERAGE		CAPE	SORY	IRED ING S	
$\wedge \diamondsuit$	REQU	763	FRONT	SIDE	REAR	ğ	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use	exceeds 35' above exceeds 35' above everage building elevation, then Process till, Chepter 152, and A.D.R. Chepter 142  Otherwise, A.D.R. Chepter 142	None	20'	0	0	80%	The-lower el- a-stories-or- 39 ft-scheve average building- slexation. See Spec. Reg. 3. No maxi- rrums. See Speciations 9 and 10.	С	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other attermative exists.  3. No portion of a structure within 100 feet of Planned Aven 6C may exceed 25 feet above average building elevation.  4. The following regulations apply to veterinary offices only:  a. May only treat small arrinals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be designed so that noise from this use will not be audible of the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.  d. A veterinary office is not permitted if the subject property contains dwelling units.  5. Anothery assembly and manufacture of goods on the premises of this use are permitted only if:  a. The assembled or manufactured goods are directly related to and dependent upon this use, and are evaluable for purchase and removal from the premises.  b. The outward appearance and impacts of this use with ancibery assembly or manufacturing activities must be no different from other retail uses.  6. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  7. Site and building design must include installation of pedestrian finituages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  8. R
ZC-CBD3/12-9-92											10. Helatit of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
FOOTN	OTES										For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height timit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRE	ST, read dow	m to find use	a THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		4.
11.0	82		MINIMI	JMS		MA	XIMUMS				Zone		ecti n —
[CA	SE	-	REG	QUIRED Y	ARDS	Ħ				S	CBD	-3    5	0.20.f
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL RE	GULATIONS	
Stacked or Attached Dwetting Units	of the structure exceeds 35' above average building elevation, ithen Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20'		0	80%	The lower of 4-stories or 39 ft. shove average building-elevation. See Spec. Reg. 2. No madmum. See Special Regulations 7 and 8.	D	A	1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and edisconnegutations of Section 65 of this Chapter. 2. No portion of a structure within 100 feet of the souther Planned Area 6C may exceed 25 feet above everage 3. If any portion of a structure is adjoining a low density a. The height of that portion of the structure shall no elevation, or b. The horizontal length of any tacade of that portion boundary of the low density zone shall not excee See the Section in Chapter 115 entitled "Distance Be Horizontal Facade Regulation" for further details. 4. This use must be part of a mixed use development of office uses. 5. Site and building design must include instaliation of pedestrian routes in the Downtown Plan chapter of tild. Refer to Chapter 1 to determine what other provision 7. Any portion of a structure that exceeds 30 feet above from the frord property line one foot for each live feet building elevation.	em boundary of Second to building elevation.  I zone, then either: of exceed 15 feet above in of the structure which id 50 feet in width, otween Structures Regard the subject property of the subject property of the Comprehensive Plan in of this Code may applies a sverage building elevatified portion exceeds 30	Avenue South ebusing everage balding a parallel to the uting Maximum entaining retail end/or stern with the major to the subject property. Son must be set back feet above average
Detached Dwelling Units ZC-CBD3/12-8-92	None	3,600 sq. ft.	20*	5', but 2 side yards must be st least 15'	10'	70%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	2.0 per unti	8. Height of structure must be consistent with the Down 1. For this use, only one dwelling unit may be on each t 2. This use may only be located west of State Street. 3. Chapter 115 contains regulations regarding home occurd activities associated with this use. 4. Refer to Chapter 1 to determine what other provision property.	tot regardless of size.	essory uses, facEffee,
FOOTN	OTES		<u> </u>								For other information about parking and parking areas, a For details of the regulations in this category, see Chapt . For information of the regulations in this category, see Ch. For details of what may exceed this height limit, see Ch. For details of what may exceed this height limit, see Ch. For details regarding required yards, see Chaptar 115.	ter 100. Chapter 95.	PAGE

SN	DIREC	CTIONS	: FIRS	iT, read dov	un to find us	a THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
ATIO	SS	P	MINIMU		74 BD0	MA	XIMUMS			23	Zone Secti n CBD-3 50.20.g
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church  2C-CBD3/12-0-92	ti the structure exceeds 35° above everage building elevation, then Process IB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	20'		0	80%	The lower el- 3-stories er- 30-feet above- average- building- elevation- See Spec, Reg. 3. No mexi- mum. See Spectal Regulations 8 and 9.	С	В	One per every tour people based on maximum occupancy load of any erea of worship. See Spec. Reg. 6. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other afternative oxists.  3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South shuffin Planned Area 6C may exceed 25 feet above everage building elevation.  4. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The horizontal langth of any tecade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in whith.  See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Horizontal Facade Regulation" for turther details.  5. Site and building design must include installation of pedestrian finiteges constitient with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  8. No parting is required for day-care or achool enablery to the use.  7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  8. Any portion of a structure that exceeds 30 feet above everage building elevation must be set beats from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.  9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOOTN	OTES	<u> </u>	<b>L</b>		<del></del> _	L					- For other Information about parting and parting areas, see Chapter 105.  - For details of the regulations in this category, see Chapter 100.  - For information of the regulations in this category, see Chapter 95.  - For details of what may exceed this height limit, see Chapter 115.  - For details regarding required yards, see Chapter 115.

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	REGULATIONS	DIREC	TIONS	: FIRS	T, reed dow	n to lind up	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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	Y	SES			UIRED Y	ARDS			1			CBD-3   50.20.h
USE	5	Š					] §	. 9			A A	
	E E	REQUIRED REVIEW PROCESS	SIZE				COVERAGE		ORY ORY	NA.	REQUIRED PARKING SPACES	•—————————————————————————————————————
I【】	~	VIE	T SI	FRONT	編	7		EGH CCC	280	zě	52	
	<b>لرك</b>	33.3	LOT	FR	SDE	REAR	101	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	P. P. E.	SPECIAL REGULATIONS
School, Day-	Cere	# the	None	20'	0	0	80%	The lower of	D	В	See	1. The development of the subject properly and adjacent rights-of-way must be consistent with the
Center, or Mini-School of	эr	exceeds 35'				i		3-stories or 89 ft. ebove-			Section 105.25,	regulations of Section 65 of this Chapter.
Day-Care Ce	rder	above average						everage- building-	]		Section 60	2. A six-foot-high tence is required along all property lines adjacent to outside play green,
1		building	į					elevetien <del>.</del>			of this	3. Primery vehicular eccess to the subject property may not be directly from Second Avenue South
1		elevation, then						See Spec. Reg. 4.			Chapter.	between Second Street South and State Street unless no other atternative exists.
Ì		Process IIB.						No mend-				<ol> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abstilling Planned Area 6C may exceed 25 feet above average building elevation.</li> </ol>
}		152, ernd A.D.R.				1	1	mum, See			Ì	-
		Chapter						Special Regulations			1	5. Structured play areas must be set back from all property thee by at least five feet.
İ		142						12 end 13.			i	6. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
		Otherwise, A.D.R.					ł					<ol> <li>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.</li> </ol>
		Chepter 142					Ì					
1		142										<ol> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> </ol>
j							l				l	9. 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 leet above everage building elevation, or
1							1	1		i	[	b. The horizontal length of any facade of that portion of the structure which is parallel to the
												boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum
												Horizontal Fecade Regulation* for turther details.
	j					i						10. Site and building design must include installation of pedestrian Enlarges consistent with the major
							]					pedestiten routes in the Downtown Plan chapter of the Comprehensive Plan.
							1					11. Refer to Chapter 1 to determine what other provisions of this code may apply to the subject
		ı										property.
					İ							12. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front properly line one foot for each tive feet that portion exceeds 30 feet above average
1						1	}		1	}		building elevation.
30 6500000							1			]		13. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive
ZC-CBD3/12	- <del>8</del> -82					<u></u>	<u> </u>	<u>!</u>	<del>                                     </del>	┖┯	<u> </u>	Plen.
										L_		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.
TO CO	TITE T	\(\alpha\)							L			For Information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
THOO.	II	DTES			L.			<del></del>				. For details of what hay exceed this height whit, see Chapter 115. . For details regarding required yards, see Chapter 115.
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SNC	DIREC	CTIONS	: FIRS	T, reed dow	n to find upo	a THEN,	ecroes for REGUL	ATIONS		USE Z	ONE CHART
l II	92		MINIMU	JMS_		_MA	XIMUMS				Zone Section
L Y	CE		REC	UIRED Y	ARDS_	82		]		8	CBD-3 50.20.i
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility  Government FscEtty	ff the structure exceeds 35' ebove everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise A.D.R. Chapter 142	None	20'	0	0	60%	The lower of -3 stories er 29.7, shows everage building-elevation. See Spec. Reg. 2. No med-mum. See Special Regulations 7 and 8.	C See Spec. Reg. 3	8	See Section 105.25. See Section 60 of this Chapter,	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>For a Government Facility, Landacepe Category A or 8 may be required depending on the type of use on the subject property and the impacts associated with the Government Facility on nearby usec.</li> <li>If any portion of a structure is adjoining a low density zone, then either:</li></ol>
Public Transit Sheller ZC-CBD3/12-0-92	: None	None	0	0	O	100%	15 ft, ebove average building elevation		See Spec. Reg. 3	None	<ol> <li>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 five feet that portion exceeds 30 feet above average building elevation.</li> <li>Heights of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>Site and building design must include installation of pedestrian integes consistent with the major pedestrian routes in the Downtown Master Plan of the Comprehensive Plan.</li> <li>May install transit route and information signs and markers.</li> </ol>
FOOTN	OTES		<u> </u>		·						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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SNO	DIREC	CTIONS	S: FIRS	ST, read dos	m to find use	, THEN,	scross for REGUL	ATIONS		USE 2	ONE CHART
LATI	CESS		MINIMU	UMS Quired Y	ARDS		XIMUMS			83	Zone Section CBD-3 50.20.j
SS	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	T OF TURE	APB DRY	R.Y	REQUIRED PARKING SPACES	
<b>₩</b>	REQUI	LOT S	FRONT	SIDE	REAR	D 101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUII PARKIP	SPECIAL REGULATION
Public Park  ZC-CBD3J/12-9-92	If the structure exceeds 35' shows average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	Will be case bo		on a ca≤	p-toy-	The lower of- 3-stories er- 20 ftshows average- building- elevation, See Spec, Reg. 3. No maxi- mum. See Special Regulations 5 and 6,		В	See Section 105.25. See Section 80 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapterof the Comprehensive Plan.  3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South abetting Planned Area 6C may accessed 25 feet above average building elevation.  4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  5. Any portion of a structure that exceeds 30 feet above average building elevation must be set beach from the troril property line one fool for each this leaf that portion accessed 30 feet above average building elevation.  6. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
			Щ		1		<u> </u>				For other information about parting and parting areas, see Chapter 105.
FOOTN	OTES					<del>-</del>		_ 			PAGE  For details of the regulations in this category, see Chapter 105.  For information of the regulations in this category, see Chapter 95.  For information of the regulations in this 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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Pestimant or   Pest				£ 3₽/	<u>يا ي</u>	OF URE	ERV				sa	BE	; 5	USE
Towern  ### SECURATE ### SECURA		ECIAL REGULATIONS	SPEC	REQUIRE PARKING	SIGN	HEIGHT STRUCT	LOT COV	REAR	SD8	FRONT		REQUIR	<u>ځ</u>	$\triangle$
800/96 89/98190 Building Severalion, Bran. Process IB. Chapter 152. and A.D.R. Chapter 142.  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 142  Chimarks, A.D.R. Chapter 144  Chimarks, A.D.R. Chapter 145  Chimarks, A.D.R. Chapter 146  Chimarks, A.D.R. Chapter 147  Chimarks, A.D.R. Chapter 148  Chimarks, A.D.R. Chapter 149  Chimarks, A.D.R. Chapter 140  Chi	t be consistent with the	enty and adjacent rights-of-way must be peer.	The development of the subject property regulations of Section 65 of this Chapte	each 125	E	l-stories-er-		0	0	See	None	etructure		
building slevation, the selection of slevations of eachting grade. See Special Requisitions of this Chapter 152, and A.D.R. Chapter 142.  Otherwise Chapter 142.  Otherwise 14		irom Second Avenue South.	2. Structures shall be set back 20 feet from	gross floor		sbove	į			Reg.		<u>epone</u>		
Process IIB. Chapter 1SG, and ADR. Chapter 1SG, and ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 142  Otherwise. ADR. Chapter 144  Otherwise. ADR. Chapter 144  Otherwise. ADR. Chapter 144  Otherwise. ADR. Chapter 144  Otherwise. ADR. Otherwise.	which elevation, but not	d abovo audating grade or average builds		Section 60 of this		outiding elevation						building elevation,		
Otherwise. A.D.R. Chapter 142  5. The maximum height of structures on the subject property may be in the explicant provides subtreamment parking for uses in the CBD-1 or portion of the subject property or the proposed structure evaluable for under this peregraph will be reviewed arrid decided upon as a Planne 125 of this Code. As part of the PLID process, the City will determine derived from providing this additional parking open dining areas, ma Avenue South.  7. Primary vehicular access to the subject property may not be directly between Second Street South and State Street unless mo other abert as the height of this portion of a structure is adjoining a low density zone, then either.  8. If any portion of a structure is adjoining a low density zone, then either.  8. If any portion of a structure is adjoining a low density zone, then either.  9. The height of this portion of the portion of the structure boundary of the low density zone shall not accessed 15 feet elevation, or the low density zone shall not accessed 55 test boundary of the low density zone shall not accessed 55 test boundary of the low density zone shall not accessed 55 test boundary of the low density zone shall not accessed 55 test boundary of the low density zone shall not accessed 55 test to whith See the Section in Chapter 115 entitled "Distance Between Structure Horizontal Facado Regulation" for further details.  9. Refer to Chapter 1 to determine what other provisions of this Code in property.	on of a structure within 100 d Area 6C shell exceed the l on the hCisido. The tellest	wer of 3 stories or 39 feet. No portion of cond Avenue South sbutting Planned Are tres shall be modulated and terraced on t ards the center of the subject property with	Planned Area 6A shall exceed the lower feet of the southerly boundary of Secon lower of 2 stories or 25 feet. Structures building forms shall be grouped towards	Chapter		prade. s Special gulations i, and 5. mad- ms. See						Process IIB, Chepter 152, and A.D.R. Chepter		
Avenue South.  7. Primary vehicular access to the subject property may red be directly between Second Street South and State Street unless no other alternative.  8. If any portion of a structure is adjoining a low density zone, then either a. The height of that portion of the structure shall not exceed 15 feet elevation, or the horizontal length of any facade of that portion of the structure boundary of the low density zone shall not exceed 50 feet in which See the Section in Chapter 115 entitled "Distance Between Structure Horizontal Facade Regulation" for further details.  9. Refer to Chapter 1 to determine what other provisions of this Code in property.	ID-2 zones or makes a ch perking. Any proposal nil Development, Chepter nether the public benedit	parking for uses in the CBD-1 or CBD-2; proposed structure available for such pa d and decided upon as a Planned Unit D D process, the City will determine whether	the applicant provides subterransen par portion of the subject property or the pro under this paragraph will be reviewed as 125 of this Code. As part of the PUD pr derived from providing this additional pa			utations	ľ					A.D.Fl. Chepter		
between Second Street South and State Street unless no other alters  8. If any portion of a structure is adjoining a low density zone, then either a. The height of that portion of the structure shall not exceed 15 feet elevation, or  b. The horizontal length of any facade of that portion of the structure boundary of the low density zone shall not exceed 50 feet in width See the Section in Chapter 115 entitled "Distance Between Structure Horizontal Facade Regulation" for further details.  9. Refer to Chapter 1 to determine what other provisions of this Code in properly.	oriented towards Second	including open dining erees, may be only					Ì							
a. The height of that portion of the structure shall not exceed 15 feet elevation, or  b. The horizontal length of any iscade of that portion of the structure boundary of the low density zone shall not exceed 50 feet in width See the Section in Chapter 115 entitled "Distance Between Structure Horizontal Facedo Regulation" for turther details.  9. Refer to Chapter 1 to determine what either provisions of this Code in properly.	i Second Avenue South re colste.	act property may not be directly from Sec table Street unless no other alternative co	7. Primary vehicular access to the subject between Second Street South and State											
boundary of the low density zone shall not exceed 50 feet in width See the Section in Chapter 115 entitled "Distance Between Structure Horizontal Fecede Regulation" for turther details.  9. Refer to Chapter 1 to determine what other provisions of this Code in properly.	we average building	ng a low density zone, then either: bucture shall not acceed 15 feet above a	<ul> <li>a. The height of that portion of the struct</li> </ul>		ŧ						,			
property.	•	eheil not exceed 50 feet in width. led "Distance Between Structures Regere	boundary of the low density zone the See the Section in Chapter 115 entitled											
ZC-C8D4/12-0-92 REGULATIONS CONTINUED ON NEXT PAG	upply to the subject	i other provisions of this Code may apply		;										
		4S CONTINUED ON NEXT PAGE	REGULATIONS (										)4/12 <del>-0-92</del>	ZC-C804
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 timit, see Chapter 115.  For details regarding required yards, see Chapter 115.	PAGE	gory, see Chapter 100. category, see Chapter 95. pht limit, see Chapter 115.	For details of the regulations in this categor For information of the regulations in this cat For details of what may exceed this height							<del> </del>		OTES	OTN	FO(

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Restaurant or 10. Any portion of a structure that exceeds 30 feet above average by	iding elevation must be set back
Tevern (continued)	exceeds 30 feet above everage
building elevation.	
11. Height of structure must be consistent with the Downtown Plan C	repter of the Comprehensive
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ZC-C8D4/12-29-92	
For other information about parking and parking areas, see Chapter 1	<sup>6.</sup> PAGE
For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.	17100
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For details regarding required yards, see Chapter 115.	

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asn REGULATIONS	DIREC	CHONS	FR	ST, reed dow	m to find upo	o THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
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USE S	E E	異				COVERAGE	OF URE	RY	¥	85	
   	REQUIRED REVIEW PROCESS	r size	FRONT	庭	3	8	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	
\ <u>\</u>	88	101	Ĕ	SIDE	REAR	<u>5</u>	STE	<b>₹</b> 5	SIGN	REC	SPECIAL REGULATIONS
Entertainment, Cultural, and/or Recreational Factive	structure exceeds 35°	None	0	0 See Spec.	0	100%	The lower of: a) 4 stories or b) 52 ft.	В	E	See Section 105,25.	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	everage			Reg. 2.			above eggreva			See Section 60	2. Structures shall be set back 20 feet from Second Avenue South.
	building elevation, then					:	building- elevation- er existing			of this Chapter	Height of structure may be measured above existing grade or average building elevation, but not both.
Hotel or Motel	Chapter 152, and A.D.R. Chapter 142						grade: See Special Regulations 3, 4, and 5. No.mand: mum. See Special	8	E	One for each room. See Spec. Reg. 8. Also see	4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuttin Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The talest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.
	Otherwise, A.D.R. Chapter 142						Regulations 11 and 12			Section 60 of this Chapter.	5. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemanean parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.
											No expect or component of this use, including hotel/motel rooms and open diring areas, may be oriented toward. Second Avenue South.
	i										7. Primary vehicular eccess to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other elternative exists.
						·					The perking requirement for hotel or motel use does not include perking requirements for encillary meetings and convention tactities. Additional perking requirements for encillary uses shall be determined on a case-by-case basis.
											9. If any portion of a structure is adjoining a low density zone, then either:  o. The height of that portion of the structure shall not acceed 15 feet above everage building elswatton, or  b. The horizontal length of any tecade of that portion of the structure which is parallel to the
ZC-CBD4/12-9-92											boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details.  REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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[ ][Y	<b>S</b>		REC	QUIRED Y	ARDS	1		1		<b>S</b>	CBD-4   50.25.d
A     B     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Entertainment, Cuttural, and/or Recreationed Facility (continued)  Hotel or Motel (continued)  Any Retail Establishment, other than those specifically listed, imited, or prohibited in this zone, setting goods or providing services including banking and related financial services.	If the structure exceeds 35' ebowe average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0 See Spec. Reg. 2.	0	0	100%	The lower of: a) 4 stories er- b) 52 th, above- everage- building- elevation- or existing- grade. See Special Regulations 3, 4, and 5. No maxt- mum. See Special Regulations 12 and 13,	В	E	One per each 350 eq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above everage building elevation must be set back from the front property line one loot for each tive feet that portion exceeds 30 feet above everage, building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Structures shall be set back 20 feet from Second Avenue South.</li> <li>Height of structure may be measured above existing grade or everage building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abouting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abouting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the Mission. The tailest building forms shall be grouped towards the center of the subject property with lower components towards the partmeter of the subject property in the proposed structure everlation for such pertina, Arry proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional partiting on site is sufficient to allow the Increase in height and building mass.</li> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> </ul> </li> <li>Primary vehicular access to the subject property may not be</li></ol>
FOOTNO	OTES		•								For other information about parting and parting areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height find, see Chapter 115. For details regarding required yards, see Chapter 115.

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asa securations	REQUIRED REVIEW PROCESS	SIZE		UIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-4 50.25.e
$\wedge \diamondsuit$	REQ	TOT	FRONT	SIDE	REAR	LOT	HEIC	SEN SEN	SIGN	REQ PARU	SPECIAL REGULATIONS
Any Retail Establishment, other than those specifically listed, ilmited, or prohibled in this zone, selling goods or providing services including banking and retailed (inancial services (continued).											Ancibary assembly and manufacture of goods on the premises of this use are permitted only it:
ZCC8D4/12-16-92											
FOOTNO	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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USE TO SEC	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDIE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Lodge or Club	If the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142	None	0 See Spec. Reg. 2	0	0	100%	The lower of: a) 4 stories or b) 52-ft: above above above building elevation or edsting grade: See Special Regulations 3, 4, and 5, No mexit mum. See Special Regulations 9 and 10.	C	В	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Structures shall be set back 20 feet from Second Avenue South.</li> <li>Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuting Planned Area 6C shall exceed the tower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tellest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</li> <li>The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subterranean parting for uses in the CBD-1 and CBD-2 zones or makes a portion of the subject property or the proposed structure available for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting on size is sufficient to allow the increase in height and building mass.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South</li> </ol>
ZCCBD4/12-16-92											7. If any portion of a structure is adjoining a low density zone, then either: 2. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or 3. The horizontal length of any tacade of that portion of the structure which is pensiet to the boundary of the tow 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.  8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  9. 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 five feet that portion exceeds 30 feet above average building elevation.  10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOOTN	OTES										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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<b>₩</b>	REQUIRED REVIEW PROCESS	<u>101</u>	FRONT	SIDE	REAR	101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Office Use	ff the structure	None	0 See	0	0	100%	The lower of: e) 4 stories or	C	D	One per each 350	<ol> <li>The development of the subject property and edjacent rights-of-way must be regulations of Section 65 of this Chapter.</li> </ol>	consistent with the
	exceeds 35' above average		Spec. Reg. 2				b) 52 ft. above-			eq. ft. of gross floor	Structures shall be set back 20 feet from Second Avenue South.	
	building elevation,						elevetlen-			erea. See Section 60 of this	Height of structure may be measured above existing grade or average build both,	ing elevation, but not
	then Process I/B,						or existing- -grade.			Chapter,	No portion of a structure within 100 feet of the southerly boundary of Second	I Anatona South shutther
	Chapter 152, and						See Special Regulations				Planned Area 6A shall exceed the lower of 3 stories or 39 leet. No portion o leet of the southerly boundary of 2nd Avenue South abutting Planned Area (	f a structure within 100
	A.D.R. Chapter						3, 4, and 5. No maxt-				lower of 2 stories or 25 test. Structures shell be modulated and terraced on building forms shell be grouped towards the center of the subject property w	the Miside. The tallest
	142	Ì				ĺ	mum. See Special				towards the perimeter of the subject property.	an ower components
	Otherwise, A.D.R.						Regulations				5. The maximum height of structures on the subject properly may be increased	l by 1 story or 13 feet (
	Chepter 142		1				11 and 12.				the applicant provides subternanean parking for uses in the CBD-1 and CBD portion of the subject property or the proposed structure evaluable for such p	erking. Any proposei
1	142		İ								under this paragraph will be reviewed and decided upon as a Planned Unit I 125 of this Code. As part of the PUD process, the City will determine wheth	er the public benefit
											derived from providing this edictional partiang on site is sufficient to allow the building mass.	increase in height end
											The following regulations apply to veterinary offices only:     May only treat small animals on the subject property.	
			1			Ì					<ul> <li>Dutside rune and other outside facilities for the animals are not permitted.</li> </ul>	
·			1								<ul> <li>Site must be designed so that noise from this use will not be audible off if A certification to this effect, signed by an Accountical Engineer, must be a</li> </ul>	ne subject property. submitted with the A.D.R.
							:				and building permit epplications.  d. A veterinary office is not permitted if the subject property contains dwellin	g units.
											Ancillary essembly and manufacture of goods on promises may be permitted use if:	d as part of an office
											a. The enclary essembled or manufactured goods are subordinate to and d	ependent on this
											office use; and  b. The outward appearance and impacts of this office use with anothery ass	ensity end
			i					,			manufacturing ectivities must be no different from other office uses.	
200000000	1			į							<ol> <li>Primary vehicular access to the subject property may not be directly from Se between Second Street South and State Street unless no other atternative at</li> </ol>	
ZCCBD4\12-16-92	<u> </u>		<u> </u>	<u> </u>			L		L.,		REGULATIONS CONCLUDED ON NEXT PAGE	
									L	<u> </u>	For other information about parking and parking areas, see Chapter 105. For datails of the regulations in this category, see Chapter 100.	PAGE
FOOTN	OTEC								·		For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.	
T. CORI.			<del></del> .							·	For details regarding required yards, see Chapter 115.	
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l Ĕ	92		MINIM	JMS		MA	XIMUMS				Zone		ection —
<u> </u>	CES		RE(	YUIRED Y	ards			1		X	CBD-4	50	).25.h
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGU	LATIONS	
Office Use (Continued)	trithe structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142	Nona	O See Spec. Reg. 2	0	0	100%	The lower of: a)-4 steries or b)-62-8. sbove- sverage- building- elevitien- or-siden- grade. See Special Regulations 3, 4, and 5. No maxi- mum. See Special Regulations 10 and 11.	С	В	One per every 4 people based on maximum occupancy load of any areasity. See Spec. Reg. 8. See Section 60 of this chapter.	9. If any portion of a structure is adjoining a low density zon a. The height of that portion of the structure shall not exceleration, or  b. The horizontal length of any facade of that portion of the boundary of the low density zone shall not exceed 50. See the Section in Chapter 115 entitled "Distance Betwee Horizontal Facade Regulation" for further details.  10. Refer to Chapter 1 to determine what other provisions of property.  11. Any portion of a structure that exceeds 30 feet above as from the front property line one foot for each five feet the building elevation.  12. Height of structure must be consistent with the Downton 1. The development of the subject property and edjacent rigge guidence of Section 65 of this Chapter.  2. Structures shall be set back 20 feet from Second Avenue 3. Height of structure may be measured above existing gradeout.  4. No portion of a structure within 100 feet of the southerly the Planned Area 6A shall exceed the lower of 3 stories or 31 feet of the southerly boundary of Second Avenue South towards the pertineter of the subject property.  5. The maximum height of structures on the subject propert the applicant provides subternancen perting for uses in the portion of the subject property or the proposed structure and this paragraph will be reviewed and decided upon 1. 125 of this Code. As part of the PUD process, the City we derived from providing this edictional perting on size is substiting mass.	the structure which is feel in width. In structure which is feel in width. In Structure Regard this Code may applied this Code may applied this Code may applied this Code may applied this Code may applied this Code may must be a South. In Plan Chapter of this collection accorded to the code of the subject property will be the code of the co	a parallel to the ruling Maximum  y to the subject  silon must be set back to lest shows average  ne Comprehensive Plan.  consistent with the   Avenue South shutting in structure within 100  as structure within 100  to talli exceed the  the hillide. The talest  th lower components  by 1 story or 13 feet  2 zones or makes a  structure, Any proposed  levelopment, Chapter  in the public benefit
ZCCBD4/12-16-92											REGULATIONS CONCLUDED O	N NEXT PAGE	
FOOTN	OTES										For other information about parking and parking areas, see C For details of the regulations in this category, see Chapter 10 For information of the regulations in this category, see Chapter For details of what may exceed thin height limit, see Chapter For details regarding required yards, see Chapter 115.	10. Br 95.	PAGE

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₹	SES			UIRED Y	ARDS			i		23		CBD-4	50.25.i
C SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIO	NS
Church (continued)											6. Primary vehicular access to the subjective Second Street South and S. 7. If any portion of a structure is edjoint a. The height of that portion of the selevation, or b. The horizontal langth of any faces boundary of the tow density zone See the Section in Chapter 115 entit Horizontal Facada Regulation* for total section in Chapter 115 entit Horizontal Facada Regulation* for total section in Chapter 115 entit Horizontal Facada Regulation* for total section in Chapter 1 to determine what property.  10. Any portion of a structure that exceed from the front property line one foot is building elevation.  11. Height of structure must be consisted.	State Street unless no other elle- ing a low density zone, then elle- tructure shall not exceed 15 fee- de of that portion of the structure is shall not exceed 50 feet in wid- ded "Distance Between Structurather details, If school enclizary to the use, at other provisions of this Code dis 30 feet above average build for each tive feet that portion as	ther: at ebove everage building which is perelief to the th. res Regarding Maximum may apply to the subject thing elevation must be set back
FOOTNO	OTES										For other information about parking and For details of the regulations in this case. For information of the regulations in this For details of what may exceed this held. For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE

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SNO	DIREC	CTIONS	FIRS	iT, read dow	n to find use	THEN,	, acroso for REGUL	ATIONS		USE Z	ONE CHART	
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	S3		T T	QUIRED Y	ARDS					<b>23</b>	CBD-4    5	0.25.j
♦     A     B     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Stacked or Attached Dwelling Units  ZCCSD4/12-29-92	If the structure exceeds 35' sbove exceeds 35' sbove building elevation, then the first term of the fi	None	0 See Spec. Reg. 2.	0	0	100%	The lower of: a) 5 stories or- b) 52 ft- ebove- sverage- building- elevation- or existing- grader See Special Regulations 3, 4, and 5. No mad- mum. See Special Regulations 8 and 9.	C	^	1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and edjacent right-of-way must be or regulation of Section 65 of this Chapter.  2. Structures shall be set back 20 test from Second Avenue South.  3. Height of structure may be measured above existing grade or average build both.  4. No portion of a structure within 100 feet of the southerly boundary of Second Planned Area 6A shall exceed the lower of 4 stories or 39 feet. No portion of test of the southerly boundary of Second Avenue South shutting Planned Area for the southerly boundary of Second Avenue South shutting Planned Area bower of 2 stories or 25 feet. Structures shall be modulated and terraced on building forms shall be grouped towards the center of the subject property.  5. The maximum height of structures on the subject property may be increased the applicant provides subtermanean parting for uses in the CBD-1 or CBD-2 portion of the subject property or the proposed structure excitation for EBD-2 portion of the subject property or the proposed structure are all desired the subject property of the PUD process, the City will determine wheth derived from providing this additional parting is sufficient to allow the increase mass.  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 shows a slevation, or  b. The horizontal length of any tecade of that portion of the structure which is boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structure Regist Horizontal Facade Regulation" for further details.  7. Refer to Chapter 1 to determine what other provisions of this Code may apply building elevation.  8. Any portion of a structure that exceeds 30 feet above average building elevation.  9. Height of structure must be consistent with the Downsown Plan Chapter of the	Avenue South abuting it a structure within 100 so 6C chell exceed the the hillieds. The tribut ith lower components by 1 story of 13 ft. If 2 zones or makes a arting. Any proposed bevelopment, Chapter or the public benefit is in height and building inverage building in penallel to the riding Maximum.
FOOTNO	OTES										For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this extegory, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required years, see Chapter 115.	PAGE

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SN(	DIREC	CTIONS	: FIRS	iT, reed dow	n to find up	o THEN,	across for REGUL	ATIONS		USE 2	ONE CHART	
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() REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	`
School, Day-Care Center or Mint-School or Day-Care Center	# the structure exceeds 35' ebove everage building elevation, then Process tills, Chapter 152, and A.D.R. Chapter 142'	None	0 See Spec. Reg. 2.	0	0	100%	The lower et. e) 4 steries er. b) 52 feet- above- average butcling elevations or-existing grade. See Special Regulations 3, 4, and 5, No maxt- mum. See Special Regulations 14 and 15.	D	15 B	See Section 105.25, See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be regulations of Section 65 of this Chapter.  2. Structures shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average build both.  4. No portion of a structure within 100 feet of the southerly boundary of Second Planned Area 6A shall exceed the tower of 3 stories or 39 feet. No portion of feet of the southerly boundary of Second Avenue South ebutting Planned Area 6A shall exceed the tower of 3 stories or 39 feet. No portion of feet of the southerly boundary of Second Avenue South ebutting Planned Area 6A shall exceed the tower of 3 stories or 25 feet. Structures shall be modulated and terraced on building forms shall be grouped towards the center of the subject property is towards the perimeter fo the subject property.  5. The maximum height of structures on the subject property may be increased the applicant provides subternanean parking for uses in the CBD-1 or CBD-1 portion of the subject property or the proposed structure evallable for such purified the subject property and extractive evaluate for such purified the provided upon as a Planned Until 125 of this Code. As part of the PUD process, the City will determine wheth derived from providing this additional parking is sufficient to allow the increase building mass.  6. A six-foot-high fence to required storing all property lines adjacent to outside 7. Primary vehicular access to the subject property may not be directly from S between Second Street South and State Street unless no other ellemative 6. Structured play areas must be set back from all property lines on their ellemative 6. Structured play areas must be set back from all property lines to other ellemative 6. Structured play areas must be set back from all property lines on nearby in 10. An on-site passenger loading area may be required depending on the number of the abutting right-of-way improvements.  11. These uses are subject to the requirements estab	Ing elevation, but not if Avenue South abutting if a structure within 100 rea 6C shall exceed the the hillside. The tailest ith lower components if by 1 story or 13 ft. If 2 zones or makes a sarting. Any proposed Development, Chapter ar the public benefit se in height and play areas. econd Avenue South odsts. e test. estdential uses. ber of attentions and the
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	PAGE

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A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPI	ECIAL REGULATION	is
School, Day-Care Center or Mini-School or Day-Care Center (continued)  Deteched Dwelling Units	None	3,600 eq. ft.	20°	5°. but 2 side yerds must be et least 15°	10"	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation.	Ē	A	2.0 per unti	a. The height of that portion of the selevation, or b. The horizontal length of any faces boundary of the low density zone See the Section in Chapter 115 entit Horizontal Facede Regulation* for ful.  13. Refer to Chapter 1 to determine what 14. Any portion of a structure that excess from the front property line one fool building elevation.  15. Height of structure must be consisted.  1. For this use, only one dwelling unit in 2. Chapter 115 contains regulations regard activities associated with this use.  3. Refer to Chapter 1 to determine what property.	de of that portion of the structure is shall not exceed 50 feet in width ited "Distance Between Structure other details.  It other provisions of this Code in eds 30 feet above average build for each five feet that portion except with the Downtown Plan Charact with the Downtown P	which is parellel to the it. In Progerding Maximum Interpretation Maximum Interpretation must be est back, peeds 30 feet above average, pair of the Comprehensive Plan. Interpretation.
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FOOTNO	OTES	ı							<u>=</u>		For information of the regulations in this For details of what may exceed this heig For details regarding required yards, sec	category, see Chapter 95. इस सिन्ध, see Chapter 115.	

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USE 5	PROCI		KE	QUIRED Y	AKUS	COVERAGE	R.B.	B) C		SPACI	00.20.111
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	If the structure exceeds 35'	None	0 See Spec.	0	0	100%	The lower of: a) 4 stories or b) 52 feet	A	B	See Section 105.25.	The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	elevation,		Reg. 2.				ebove average building- elevation			See Section 60 of this Chapter.	Structures shall be set back 20 test from Second Avenue South.     Height of structure may be measured above adding grade or everage building elevation, but not both.
Government Fectity	then Process (IB, Chapter 152, and A.D.R. Chapter 142						or-existing-grade. See Special Regulations 3, 4, and 5. No maximum. See Special	C See Spec. Reg. 6.	В		4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South sbuttle Ptermed Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 10 feet of the southerly boundary of Second Avenue South abutting Ptermed Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the haside. The taken building forms shall be grouped towards the center of the subject property with lower components towards the pertineter of the subject property.
	Otherwise, A.D.R. Chepter 142						Regutations 9 and 10.	ray. v.			5. The maximum height of structures on the subject property may be increased by 1 story or 13 feet the applicant provides subtemenean parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure everlable for such parting. Any proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and build mass.
											For a Government Facility, Landscape Category A or B may be required depending on the type of use on the subject properly and impacts associated with the Government Facility on nearby uses.
								:			7. If any portion of a structure is adjoining a low density zone, then either:  a. The height of their portion of the structure shall not occosed 15 test above everage building elevation, or  b. The horizontal length of any tecade of that portion of the structure which is parallel to the boundary of the low density zone shall not occosed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum."
	!										Hortzontal Fecade Regulation* for turther details.  8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject prope
								!			9. Any portion of a structure that exceeds 30 feet above average building elevation must be set back
											from the front property line one toot for each five feet that portion exceeds 30 feet above average building elevation.
ZCCBD4/12-18-92											10. Height of structure must be consisters with the Downtown Plan Chapter of the Comprehensive Plan
TAMPE I	(Metalista)										- 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.
FOOTN		<u> </u>		<u> </u>	<del></del>	·					For details regarding required yards, see Chapter 115.

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SNO	DIRE	CTION	S: FIR	ST, reed do	own to find us	io THEN	l, across for REGUI	ATIONS		USE	ZONE CHART
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A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Transit Sheller	None	None	0	0	0	100%	15 ft. above average building elevation		See Spec. Reg. 2.	None	May be permitted only if it will not unreasonably impede pedectrian movement or create traffic safe.     May install transit route and information signs and markets.
Public Park  C-CBD4N12-16-92	structure exceeds 35' ebove everage building elevation, then Process IIB, Chepter 152, and A.D.A. Chepter 142 Otherwise, A.D.R. Chepter 142	None	WII be		d on a ces		The lower ele  4 stortes er  b) 52 feet ebove sverage building elevation or existing- grade. See Special Regulations 2, 3, and 4. No maxi- mum, See Special Regulations 8 and 7.		8		1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Height of attructure may be measured above existing grade or average building elevation, but not both.  3. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South aboth Planned Area 6A shall exceed the lower of 3 stories of 39 feet. No portion of a structure within 101 feet of the southerly boundary of Second Avenue South abuting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hilbide. The tailed building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.  4. The maximum height of structures on the subject property may be increased by 1 story or 13 ft. If the applicant provides subternanean parting for uses in the CBD-1 or CBD-2 zeros or makes a portion of the subject property or the proposed structure aveilable for such parting. Any proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 155 of this Code. As part of the PUID process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building makes.  5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert from the front property ine one foot for each five test that portion exceeds 30 feet above average building elevation must be set back from the front property ine one foot for each five test that portion exceeds 30 feet above average.  7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
FOOTNO	OTES										For other information about parking and parking arean, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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USE SE	W P.	SIZE		1	•	COVERAGE	T OF	CA PE ORY	OR.	NG SE	
$\langle \neg \neg \rangle$	REQUIRED REVIEW PI	LOT S	FRONT	SIDE	REAR	נסד מ	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Tavem	structure exceeds 35' schove average building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142 Otherwise, A.D.R. Chepter 142 See Spec- Reg. 2-		Sec		<b>ag. ⊕ </b> <u>Z</u>	<u>.</u>	8-sterios or 78-ft. above average building elevation. See Special Regulations 4-and 5.1 No maximum. See Special Regulations a end 4.			each 125 sq. ft. of gross floor area. See Section 60 of this Chepter.	regulations of Section 65 of this Chapter.  2: If the structure exceeds the lower of 65 test-or-5 stories above average building elevation, then—Process IIB, Chapter 152, and A.D.P.; Ghapter 142:  2-9. The minimum required yard abutting Peter Kirk Perk is 10 feet. No estheck is required adjacent to 6th Street between 4th Avenue and Kiridand Way, or edjacent to Kiridand Way between 6th Street and the intersection of Kiridand Way/Kiridand Avenue.  3-A. No portion of a structure within 100 feet of Peter Kirk Perk shall exceed the lower of three stories of 39 feet above average building elevation.  4-5. No portion of a structure above the elevation of Kiridand Way as measured at the midpoint of the frontage of the subject property on Kiridand Way may exceed the following:  a. Within 20 feet of Kiridand Way, the tower of 3 stories or 39 feet;  b. Within 40 feet of Kiridand Way, the tower of 4 stories or 52 feet;  c. Within 50 feet of Kiridand Way, the lower of 5 stories or 78 feet.  5-9. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The fortzordal length of any facade of that portion of the structure which is parallel to the
ZC-C8D5/12-16-92				<u> </u>					T		boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Fecade Regulation" for further details.  6.5°: The entire zone must be physically integrated both in site and building design. Also, also design may include installation of pedastrian trikages consistent with the major pedastrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public adversits and building entrances, and between walkways on the subject properly and existing or planned walkways on abuilting properties.  7.0. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper from the front property line one foot for each five feet that portion exceeds 30 feet above granage building elevation.  9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan of other information about parting and parting areas, see Chapter 105.  PAGE  For other information about parting and parting areas, see Chapter 105.
FOOTNO	OTES						<u> </u>				For information of the regulations in this 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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S.	DIREC	CTIONS	FIRS	T, reed dow	m to find use	o THEN,	scross for REGUL	ATIONS		USE 2	ONE CHART
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J n			REC	UIRED Y	ARDS	8				SPACES	CBD-5 50.30.b
A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL REGULATIONS
Fest Food Restaurant  ZC-CB05/12-29-92	if the structure exceeds 35' shove exceeds 35' shove everage building elevation, then. Process IIB, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142. See Spec. Reg. 2.	None	20° Sec	O Spec. F	O eg. <del>8</del> 2_	80%	The lower of- 6 stories or- 78 ft. shove- everage building- elevation. See Special Regulations 43 end 5-4, No maxi- mum. See Special Regulations 10 end 11.	A	E	One per each 100 sq. ft. of gross floor stree. See Section 60 of this Chapter.	1. The development of the subject properly and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. If the structure assesses the lower-of-65 test or 5 stories above average building elevation, then-Process IIB, Chapter 152, and A-D-R., Ghepter 142.  2. 3. The minimum regulard year abutting Peter Kirk Park is 10 feet. No setback to required adjacent to 6th Street between 4th Avenue and Kirtisand Way, or edjacent to Kirtisand Way between 6th Street and the Intersection of Kirtisand Way/Kirtisand Avenue.  3. 4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories or 39 feet above average building elevation.  4. 5. No portion of a structure above the elevation of Kirtisand Way as measured at the midpoint of the frontage of the subject property on Richard Way way exceed the following:  a. Within 20 feet of Kirtisand Way, the lower of 3 stories or 39 feet;  b. Within 40 feet of Kirtisand Way, the lower of 3 stories or 39 feet;  c. Within 50 feet of Kirtisand Way, the lower of 5 stories or 65 feet;  d. Within 50 feet of Kirtisand Way, the lower of 6 stories or 78 feet;  d. Within 50 feet of Kirtisand Way, the lower of 6 stories or 78 feet;  5. 4. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet shows average building elevation, or  b. The horizontal length of any taxade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 15 feet shows average building elevation, or  b. The horizontal length of any taxade of that portion of the structure Regarding Maximum Horizontal Feacete Regulation' for further details.  6. 47. Must provide one cubbor wester receptacle for every eight parting state.  7. 4a. Access for drive-through tectities must be approved by the Public Works Department.  8. 4b. The entire zone must be physically integrated both in the and properties.  9. 10a. Refer t
20000312-20-82						<u> </u>	I		Щ.	<u> </u>	
FOOTN	OTES										For other Information about perking and parking ereas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

s	DIREC	TIONS	FIRS	IT, read doe	on to find us	a THEN,	, across for REGUL	ATIONS	-	USE 2	ONE CHART
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF WASTRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Secti n CBD-5 50.30.c  SPECIAL REGULATIONS
Fast Food Restaurant (continued)  Entertainment, Cultural and/or Recreational Facility  Hotal or Motel	structure structure exceeds 35' above average building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142 Otherwise, A.D.R. Chepter 142. Gee-Spee-Reg2:	None	20' Sec	O Spec. F	0 ag. <b>3</b> 2	80%	The lower of 6 stories or 78 ftsbove everage everage. See Special Regulations 43 and 64. No madmum. See Special Regulations 9 and 10.	В	E	See Section 105.25. See Section 60 of this Chapter.  One for each room. See Spec. Reg7 6. See Section 60 of this Chapter.	10. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front properly tine one foot for each five feet that portion exceeds 30 feet above average building elevation.  11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. If the structure-exceeds the lower of 65 feet or 5 stories above everage building elevation, then Procees-IIB, Chapter 152, and A.D.P., Chapter-142.  2. 8. The minimum required yard abusing Peter Kirk Park to 10 feet. No setback is required adjacent to 6th Street and the intersection of Kirtdard Way/Kirtdard Average.  3. 4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the tower of three stories or 39 feet above average building elevation.  4. 9-No portion of a structure above the elevation of Kirtdard Way as measured at the mitipoint of the frontage of the subject property on Kirtdard Way may exceed the following:  a. Within 20 feet of Kirtdard Way, the lower of 3 stories or 39 feet;  b. Within 40 feet of Kirtdard Way, the lower of 3 stories or 39 feet;  c. Within 50 feet of Kirtdard Way, the lower of 6 stories or 76 feet;  d. Within 50 feet of Kirtdard Way, the lower of 6 stories or 76 feet;  d. Within 50 feet of Kirtdard Way, the lower of 6 stories or 76 feet.  5. 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 facede of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entited Distance Between Structures Regarding Maximum Heritonatel Fecuado Regulation* for further details.  Additional parking requirements for enciliary meetings and convention f
FOOTNO	OTES				<b>-</b>						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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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPE	CIAL REGULATIONS	
Entertainment, Cuttural and/or Recreational Facility Hotel or Motel (continued)											7.9. The entire zone must be physically be must include installation of pedestria. Downtown Plan chapter of the Competitions and between walkways or abutting properties.  5.9. Plater to Chapter 1 to determine what property.  9. Any portion of a structure that exceed from the front property the one tool is building elevation.  16. Height of structure must be consisted.	in Enlarges consistent with the major rethersive Ptan, between public side in the subject property and existing of the subject property and existing of other provisions of this Code may do 30 feet above everage building error each five feet that portion exceed	pedestrian routes in the swellar and building r planned walkways on apply to the subject levelon must be set back a 30 feet above average.
FOOTNO	<b>DTES</b>		L								For other information about parking and p For details of the regulations in this categ For information of the regulations in this c For details of what may exceed this heigh For details regarding required yards, see	ory, see Chapter 100. ategory, see Chapter 95. d Bmit, see Chapter 115.	PAGE

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<u> </u>	8	N	MINIMU	IMS		МА	XIMUMS		<u> </u>	S			ection —
<b>5</b>	CES			UIRED Y	ARDS					SPACES		CBD-5   5	0.30.ė
C S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPE	ECIAL REGULATIONS	
Any Retail Establishment Other than those Specifically Listed, Limited, or Prohibited in this Zone, Setting Goods, or Providing Banking and Retailed Financial Services	If the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152 and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142 Geo-Gpeo-Reg. 2:	None	20' Sec	O Spec. F	0 eg. <b>4</b> <u>2</u>	80%	The lower of- 6-stories er- 76 ftshowe- everage- building- elevation. See Special Regutations 4 3 and 5 4. No mend- mum. See Special Regutations 12 and 13.	В	E	One per each 350 eq. ft. of gross floor area. See Section 60 of this Chapter.	and the Intersection of Kirkfand Way/  3. 4- No portion of a structure within 10 or 39 feet above average building ele  4. 5- No portion of a structure above the frontage of the subject property on Kirkfand Way, the b. Within 20 feet of Kirkfand Way, the c. Within 50 feet of Kirkfand Way, the d. Within 60 feet of Kirkfand Way, the d. Within 60 feet of Kirkfand Way, the selvation, or  5. 6- If any portion of a structure is adjoundary of the low density zone of selvation, or  b. The height of that portion of the structure is selvation, or  b. The horizontal length of any tacade boundary of the low density zone of See the Section in Chapter 115 entitle Horizontal Facade Regulation* for the selvation of the selvation in Chapter 115 entitle Horizontal Facade Regulation* for the selvation of the selvations.  b. Vehicle or boat sale, repair, service 7. 6- Access for drive-through facilities of the selvation of the selvation of the selvation of the selvation of the selvations.  7. 6- Access for drive-through facilities of the selvation of the selvation of the selvation of the selvation of the selvation of the selvation of the selvations.  7. 6- Access for drive-through facilities of the selvation of th	pieter.  25 feet-or 5 stories above average built  25 feet-or 5 stories above average built  25 feet-or 5 stories above average built  25 feet or Peter Kirk Park is 10 feet. No sech  Ciridand Way, or adjacent to Kiridand W  Kiridand Avenue.  20 feet of Peter Kirk Park shall exceed to  verifion.  20 elevation of Kiridand Way as measur  intand Way may exceed the following:  21 lower of 3 stories or 39 feet;  22 lower of 4 stories or 52 feet;  23 lower of 5 stories or 65 feet;  24 lower of 6 stories or 78 feet.  Inting a low density zone, then either:  ructure shall not exceed 15 feet above  25 of that portion of the structure which  shall not exceed 50 feet in width.  26 of that portion of the structure Regarder details.  26 in this Zone:  29, or rental.  20 must be approved by the Public Works  29 or goods on the premises of this use  20 poods are directly related to and dependent of this use with anciliary assembly	ing elevation, then  eck is required adjacent fey between 6th Street  he lower of these stories  ed at the midpoint of the  everage building is perelial to the  urding Maximum  Department.  e are permitted only it: dent upon this use and
FOOTN	OTES				*				For other information about parting and p For details of the regulations in this categ For information of the regulations in this c For details of what may exceed this heigh For details regarding required yards, see	jory, see Chapter 100. Estegory, see Chapter 95. Il limit, see Chapter 115.	PAGE		

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REGULATIONS	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	REQUIRED REVIEW PROCESS	1.OT	FRONT	SDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
Arny Retail Establish										9.	10. A use involving the preparation and consumption of food may include, as part of this use, accessor
ment Other than											seating it:  8. The seating and associated chadation area does not exceed more than 10% of the gross floor
those Specifically listed, Limited, or								İ			erea of this use; and  b. It can be demonstrated to the City that the floor plan is designed to preclude the secting area.
Prohibited in this Zone, Setting											from being expanded.
Goods, or Providing Services including										₾.	44. The entire zone must be physically integrated both in site and building design. Also, site design multirude pedestrian tinkages consistent with the major pedestrian routes in the Downtown Plan.
Banking and											chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between
Related Financial Services (continued)											walkways on the subject property and adating or planned walkways on abutting properties.
1										ũ.	12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properly
[ ]								ĺ			12. Any portion of a structure that exceeds 30 test above average building elevation must be set back from the front property the one toot for each five test that portion exceeds 30 test above average
											properties and the property map one control each time learn map become exceeds 20 lear shows exercise
1	;				ĺ				,	·	13. Height of structure must be consistent with the Downtown Plen Chapter of the Comprehensive Plen
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ZC-C8D5F12-17-92											
									7		For other information about parking and parking areas, see Chapter 105.  PAGE  PAGE
							- 1				For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.
FOOTNO	DTES										For details of what may exceed this height first, see Chapter 115.
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l j	D PROCESS		REC	UIRED 1	ARDS	떯				SPACES	CBD-5 50.30.g
A SS SS SS REGULATIONS	REQUIRED REVIEW PR	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	SPECIAL REGULATIONS
Private Lodge or Club  ZC-CB05/12-30-92	If the structure exceeds 35' sbove average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142. See- Spec-Reg- 2:	None	20' Sec	O Spec. F	0 eg32	80%	The lower of- 6 stories or 70 feet above average building elevation: See Special Regulations 4- 3 and 6-4, No maximum. See Special Regulations 8 end 9.	C	В	One per each 350 sq. fl. of gross floor area. See Section 60 of this Chapter,	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. If the structure-exceede-the lower-of 65 feet or 5 stories above average building elevation, then—Process IIB; Chapter-152, and A-D-R., Chapter-142:  2. 3. The minimum required yard ebutting Peter Kirk Park to 10 feet. No estback to required adjacent to 6th Street between 4th Avenue and Kirtsand Way, or ediporat to Kirtsand Way between 6th Street and the increaction of Kirksand Way/Kirksand Avenue.  3. 4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the tower of three stories or 39 feet above everage building elevation.  4. 5. No portion of a structure above the elevation of Kirksand Way as measured at the mitipoint of the frontage of the subject property on Kirksand Way may exceed the following:  a. Within 20 feet of Kirksand Way, the lower of 3 stories or 39 feet;  b. Within 50 feet of Kirksand Way, the lower of 5 stories or 55 feet;  d. Within 50 feet of Kirksand Way, the lower of 6 stories or 78 feet.  5. 6-4f any portion of a structure is edjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled 'Distance Between Structures Regarding Maximum Horizontal Fecade Regulation' for further debate.  6. 7-The entire zone must be physically integrated both in site and building design. Also, site design must include instellation of pedestrian tritages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public advention and building entirences, and between watevays on the subject property and existing or planned watevays on abutting properties.  7.9-Refer to Chapter 1 to determine what other pro
FOOTN	OTES										For other Information about partiting and partiting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this 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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A S REGULATIONS	REQUIRED REVIEW PRO	LOT SIZE	FRONT	SDR	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL REGULATIONS
Office Use	if the structure exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35' show	None	20' Sec	O Spec. F	0 ag. <del>3</del> 2	80%	The lower of- 6 stories of- 78 ft. shove- sverage building- elevation. See Special Regulations- 12 and 514. No maxi- mum. See Special Regulations 10 and 11.	С	D	One per each 350 sq. fl. of gross floor tree. See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. If the structure exceeds the lower of 65 feet or 5 stories above-everage building elevation, then - Process IIB, Chapter 152, and A.D.R., Chapter 142.  2. 9. The minimum required yard abuilting Peter Kirk Perik to 10 feet. No setback to required edjacent to 6th Street between 4th Avanue and Kirldand Way, or adjacent to Kirldand Way between 6th Street and the intersection of Kirldand Way/Kirldand Avanue.  3. 4. No portion of a structure within 100 feet of Peter Kirk Perik shall exceed the lower of these stories or 39 feet above everage building elevation.  4. 9: No portion of a structure shove the elevation of Kirldand Way as measured at the midpoint of the troriage of the subject property on Kirldand Way may exceed the following:  a. Within 20 feet of Kirldand Way, the lower of 3 stories or 39 feet;  b. Within 40 feet of Kirldand Way, the lower of 3 stories or 39 feet;  c. Within 50 feet of Kirldand Way, the lower of 5 stories or 65 feet;  d. Within 60 feet of Kirldand Way, the lower of 5 stories or 78 feet.  5. 4. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The horizontal largth of any teacede of their portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Pegarding Meximum Horizontal Facede Regulation" for further details.  6. 7: Anothery essembly and manufactured goods are subordinate to end dependent on this office use; and  b. The outward appearance and impacts of the office use with another permitted.  7. 6: The following regulations apply to veterinery office only:  a. May only treat email entirels on the subject property.  b. Outside runs and other outside facilities for the entires are
ZC-CBD5/12-29-92								,			REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this 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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SNO	DIREC	CTIONS	FIRS	iT, reed dow	m to find use	s THEN,	, across for REGUL	ATIONS		USE 2	ONE CHART	7	S42 -
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<b>,</b> 5	33		REC	QUIRED Y	ARDS	M		i		SPACES	!	CBD-5	50.30.i
(T) SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPEC	CIAL REGULATION	
5/	22	3	E	S	22	3	ER	49	តី បី	22	SIE	CIAL REGULATION	<i>(</i> 5
Church  Church  ZC-CBD5I/12-29-92	If the structure exceeds 35' sbove everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142. Gee Spec-Reg. 2:	None	20"	o Spec. Re	0 g. <del>3</del> 2	60%	The lower of a stories or 78 test energy building severage buildin	C	В	One per every four people based on maximum occupancy load of erry area of worship. See Spec. Reg. & 7. See Section 60 of this Chapter.	end building permit applications. d. A veterinary office is not permitted  8. 9. The entire zone must be physically include installation of pedestrian links. Downtown Plan chapter of the Comprentrances, and between welloways on abutting properties.  9. 49. Refer to Chapter 1 to determine with property.  10. Any portion of a structure that exceed from the front property line one loot to building elevation.  11. Height of structure must be consistent.  1. The development of the subject proper regulations of Section 65 of this Chapter -2. If the structure exceeds the lower of 6. Process-IIB, Chapter 152, and A.D.R.  2. 9. The minimum required yard abuilting 6th Street between 4th Avenue and K and the Intersection of Kintland Way/9.  3. 4. No portion of a structure within 100 or 39 feet above average building else trontage of the subject property on King. Within 40 feet of Kintland Way, the c. Within 50 feet of Kintland Way, the	y an Acoustical Engineer, must be if the subject property contains de integrated both in site and building iges consistent with the major ped- rehensive Plan, between public sid- in the subject property and existing of the subject property and existing of the subject provisions of this Code or the 30 feet above average building a tor each five feet that portion exceed it with the Downtown Plan Chapter arty and adjacent rights-of-way must feet of Peter Kirk Park is 10 feet. No set (kirkland Avenue).  Teact of Peter Kirk Park shall exceed viction.  elevation of Kirkland Way as mean ridand Way may exceed the following to lower of 3 stories or 39 feet; to lower of 4 stories or 59 feet; to lower of 5 stories or 59 feet; to lower of 5 stories or 55 feet; to lower of 5 stories or 55 feet;	schmided with the A.D.Fl. deelign. Also, elle deelign schlan soulse in the excites and building or planned walkways on say apply to the subject flevation must be est back to 30 feet above average of the Comprehensive Plan. It be consistent with the building elevation, then- back is required ediscent to d Way between 6th Street d the lower of three stories
FOOTN	OTES					•					- For other information about parking and pr For details of the regulations in this catego. For information of the regulations in this or For details of what may exceed this height For details regarding required yards, see	ory, see Chapter 100, alegory, see Chapter 95, Il ilmit, see Chapter 115.	PAGE

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USE &	D PRO	6.3				RAG.	≥ <b>3</b>	₩ >-		SPA		
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATI	ions
Church (continued)	22	7	<b>E</b>	<u>s</u>	2	3	# P2	30	ន៍បិ	22	5.6. If any portion of a structure is adjoining a low density zone, then	·
											a. The height of that portion of the structure shall not exceed to elevation, or  b. The horizontal length of any facede of that portion of the structure shall not exceed 50 feet is See the Section in Chapter 115 entitled "Distance Between Structure Facede Regulation" for further details.  6.7. The entire zone must be physically integrated both in site and it must include installation of pedestrian linkages consistent with Downtown Plan chapter of the Comprehensive Plan, between a entrances, and between walkways on the subject property and abutting properties.  7.6. No parking is required for daycare or school ancillary to the use property.  9. Peter to Chapter 1 to determine what other provisions of this Coproperty.  9. Any portion of a structure that exceeds 30 feet above average it from the frort property line one foot for each five lest that portionalizing elevation.  10. Height of structure must be consistent with the Downtown Plan.	IS feel above average building ructure which is parallel to the n width, uctures Regarding Maximum building design. Also, alse design the major pedestrian routes in the public addressins and building existing or planned welloways on a.  b. ode may apply to the subject building elevation must be set back on exceeds 30 feet above average
ZC-CBD5J/12-17-92												
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7	<u> </u>		REC	QUIRED Y	'ARDS	38				SPACES	'	BD-5   5	50.30.k
SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL	REGULATION	5
School, Daycare Center, or Mini School or Daycare Center  ZC-CBD5/12-29-92	If the structure exceeds 35' above exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142. Chapter 142. Chepter 142. Gee Spee-Reg. 2.	None	Sec. 20'	O Spec. F	0 ⊕ <b>9</b> 0. <del>8</del> <u>2.</u>	80%	The lower et- 6 stories or 78 ft. above average building- elevation. See Special Regutations 43 and 54, No maxi- mum. See Special Regulations 13 and 14.	D		See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and regulations of Section 65 of this Chapter.  2. If the structure-exceeds the lewer-of 65-feet of Process-ItB, Chapter 152, and A.D.R., Chapter 65h Street between 4th Avenue and Kirkland and the intersection of Kirkland Way/Kirkland and the intersection of Kirkland Way/Kirkland 3. 4. No portion of a structure within 100 feet of or 39 feet above average building elevation.  4. 5. No portion of a structure above the elevation of 39 feet above average building elevation.  4. 5. No portion of a structure above the elevation of the subject property on Kirkland Nay, the tower of the subject of Kirkland Way, the tower of Within 50 feet of Kirkland Way, the tower of Within 50 feet of Kirkland Way, the tower of Within 60 feet of Kirkland Way, the tower of the height of that portion of the structure elevation, or of the tow density zone shall no See the Section in Chapter 115 entitled "Distributed Facade Regulations" for further of the troubled installation of pedestrian finitegy Downtown Plan chapter of the Comprehensi entrances, and between well-ways on the su abutting properties.  7. 8. A circleof-high tence is required along all p. 18. 9. Structured play areas must be set back to 9. 19. Hours of operation may be limited by the REGULATIONS CONCLUS.	or 5-stories-above everage-beter 142.  If Kirk Perk is 10 feet. No set if Way, or adjacent to Kirklenk at Avenue.  I Peter Kirk Perk shall exceed in of Kirkland Way, as meas Way, may exceed the followler of 3 stories or 39 feet; or of 4 stories or 52 feet; or of 5 stories or 52 feet; or of 6 stories or 78 feet.  It was density zone, then either: a shall not exceed 15 feet about at portion of the structure which texceed 50 feet in width, stance Between Structures Paletalle.  It was properly and existing or properly these adjacent to out on all properly lines by at lease of the city to reduce impacts on ne	cack is required edjacent if Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way between 6th Street in Way and building replanted walkways on 6th play areas.
2C-COUS/12-23-92		<u> </u>	<del></del>	<u> </u>	<u></u> _	L	<u> </u>	L	Ц_	<u> </u>	HEGILATIONS CONCLU	DED ON NEXT PAGE	-
FOOTN	OTES	,								<b>L</b>	<ul> <li>For other information about parting and parting a</li> <li>For datatis of the regulations in this category, see</li> <li>For information of the regulations in this category,</li> <li>For datatis of what may exceed this height limit, e</li> <li>For datatis regarding required yards, see Chapter</li> </ul>	Chepter 100. 7, see Chapter 95. 100 Chapter 115.	PAGE

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SNO	DIREC	CTIONS	FIRS	iT, reed doe	on to find us	o THEN,	, across for REGUL	ATIONS	· · · · ·	USE 2	ZONE CHART
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C S S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPA	SPECIAL REGULATIONS
School, Daycare Center, or Mini School or Daycare Center (continued)											10. 11: An on-site passenger loading area may be required depending on the number of extendees on the extent of the abutting right-of-way improvements.  11. 12: These uses are subject to the requirements established by the Department of Social and Heat Services (WAC 388-73, 388-150, and 388-155).  12. 13: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  13. 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 five feet that portion exceeds 30 feet above average building elevation.  14. Height of structure must be consistent with the Downsown Pian Chapter of the Comprehensive Pian.
Stacked or Attached Dwelling Units  ZC-CBD5U12-30-92	ti the structure exceeds 35' above average building elevation, then Process IIB. Chepter 152, and A.D.R. Chepter 142.  Otherwise, A.D.R. Chepter 142.  Chepter 142.  Geo-Spoo-Reg2-	None	20' See	0 Spec. R	0 g. <del>6</del> €	80%	The lower of 7-stories or 7-sto	C	A	1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter  2. If the structure-esceeds the lower of 65 feel-or 5 stories above everage building elevation, then-Process (IB, Chapter 152, and A.D.R. Chapter 142.  2. 6. The minimum required yerd abuting Poter Kirk Park is 10 feet. No setback to required adjacent 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. 4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories or 39 feet above average building elevation.  4. 5. No portion of a structure above the elevation of Kirkland Way as measured at the mitipoint of the frontage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, the lower of 3 stories or 39 feet;  b. Within 40 feet of Kirkland Way, the lower of 4 stories or 52 feet;  c. Within 50 feet of Kirkland Way, the lower of 6 stories or 78 feet.  REGISLATIONS CONCLUDED ON NEXT PAGE
FOOTN					<u></u>						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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SNC	DIREC	CTIONS	FIRS	IT, read doe	on to find use	THEN,	acroso for REGUL	ATIONS		USE 7	ZONE CHART
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REGULATIONS	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	
<b>→ ⇔</b>	REQ	LOT	FRONT	SIDE	REAR	гот	STR	LAN EAS	SIGN		SPECIAL REGULATIONS
Stacked or Attached Dwelling Units (continued)											5.4. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in whith.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Fecade Regulation" for further details.  4.7. This use must be part of a mixed use development on the subject property containing retail and/or office uses.  1.6. The entire zone must be physically integrated both in site and building design. Also, also design must include institution of pedestrian include institution of pedestrian include institution of pedestrian include institution of pedestrian include institution of pedestrian include institutions and building entrances, and between weltways on the subject property and existing or planned westways on abuting properties.  1.6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  1.6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the first property time one foot for each five feet that portion exceeds 30 feet above average building elevation must be consistent with the Downtown Plan Chapter of the Compensations Plan.
ZC-CBD5M12-17-92	-										
FOOTNO	OTES		T.								PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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ULA	SES		REC	QUIRED Y	ARDS	**		]		SPACES	CBD-	5    5	0.30.n
S S SEGULATIONS	REQUIRED REVIEW PROCESS	Ħ		1		COVERAGE	OF.	וֱ≝	≥	ខ្លួ		] [	
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<b>→ ⇔</b>	REG	101	FRONT	SIDE	REAR	<u>7</u>	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING	SPECIAL RI	EGULATIONS	
Public Utility	If the structure exceeds 35'	None	20' Sec	0 Spec. F	0 <del>0</del> 0: <del>0</del> <u>2</u>	80%	The lower of- 6-stories or -78 ft; above	A	8	See Section 105.25.	The development of the subject property and edjacent regulation of Section 65 of this Chapter.	rights-of-way must be	consisteré with the
	epove ebove	; t					everage building			See Section 60	-2 If the structure exceeds the lower of 65 feet or 5 stories Precess IIB, Chapter 152, and ADR-142	ebovo-average build	ing elevation, then-
Government Facility	building elevation, then Process IIB, Chapter 152, and A.D.R.						elevation. See Special Regutations 4.3 and 6.4, No maximum. See Special	C See Spec. Reg.₹	В	of this Chepter,	The minimum required yerd abutting Peter Kirk Park     Street between 4th Avenue and Kirkland Way, or a     and the intersection of Kirkland Way/Kirkland Avenue.      An No portion of a structure within 100 feet of Peter Kirk     or 39 feet above average building elevation.	djecent to Kinkland W	ny between 6th Street
·	Chapter 142. Otherwise, A.D.R. Chapter 142. See-Spec-						Regulations 9 and 10.				4. 5: No portion of a structure above the elevation of Kirk frontage of the subject property on Kirkfand Way may e. Within 20 feet of Kirkfand Way, the lower of 3 storie b. Within 40 feet of Kirkfand Way, the lower of 4 storie c. Within 50 feet of Kirkfand Way, the lower of 5 storie d. Within 60 feet of Kirkfand Way, the lower of 6 storie	exceed the lollowing: s or 39 leet; s or 52 leet; s or 65 leet;	d at the midpoint of the
·	<del>Reg. £.</del>										<ol> <li>6. If any portion of a structure is adjoining a low density</li> <li>a. The height of that portion of the structure shall not elevation, or</li> <li>b. The horizontal length of any tacade of that portion of boundary of the low density zone shall not exceed the Section in Chapter 115 entitled "Distance Between Horizontal Facade Regulation" for further details.</li> </ol>	acceed 15 feet above of the structure which ( 50 feet in width.	s parallel to the
											6. 7. For a Government Fectility, Lendscape Calegory A or use or the subject property and the Impacts associated uses.	or B may be required of with the Government	lapending on the type of Facility on nearby
											76Site design must include installation of pedestrian to routes in the Downtown Plan chapter of the Compreher building entrances, and between walkways on the subject on abutting properties.	nsive Plan, between p	the effeweble office
							}				88. Refer to Chapter 1 to determine what other provision property.	ns of this Code may u	ply to the subject
ZCC805/12-29-92			;								REGULATIONS CONCLUDED OF	N NEXT PAGE.	
FOOTN	OTES		<b>L</b>								For other information about parting and parting areas, see For datatis of the regulations in this category, see Chapter For information of the regulations in this category, see Chapter For datatis of what may exceed this height time, see Chapter For datatis regarding required yards, see Chapter 115.	100. pter 95.	PAGE

SNO	DIREC	CTIONS	>: FIRS	iT, read dow	en to find use	o THEN,	, across for REGUL/	ATIONS		USE 2	ZONE CHART
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I.A.	CES		REC	QUIRE D Y	YARDS			]	[	SPACES	CBD-5   50.30.o
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SP.	SPECIAL REGULATIONS
Public Utility  Government Facility (continued)  Public Transit Sheller	None	None	o	0	0	100%	15 feet above average building elevation,	_	See Spec. Reg. 3	None	9. 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 five feet that portion exceeds 30 feet above average building elevation.  10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  1. May be permitted only 8 it will not unreasonably impede pedestrian movement or create traffic safety problems.  2. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  3. May install transit route and information signs and markers.
	tithe structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.  See Spec-Reg-2:	None	WEI be 6		On a ces		The lower of 8 stories er- 78 feet above average building- elevation- See Special Regulation 2, 2. No maximum. See Special Regulations 5, and 7.		В	See Section 105.25, See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. If the structure exceeds the towar-of-65 feet-or-6-stories above everage building elevation, then—Process RB, Chapter 152, and A.D.R. Chapter 142:  2. In No portion of a structure above the elevation of Kirtdand Way as measured at the midpoint of the frontage of the subject property on Kirtdand Way may exceed the following:  a. Within 20 feet of Kirtdand Way, the lower of 3 stories or 39 feet;  b. Within 40 feet of Kirtdand Way, the lower of 4 stories or 52 feet;  c. Within 50 feet of Kirtdand Way, the lower of 5 stories or 65 feet;  d. Within 60 feet of Kirtdand Way, the lower of 6 stories or 78 feet.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The horizontal length of any facede of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Fecade Regulation" for further details.  4. 5* Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
ZC-C805012-30-92				<u>[</u>				<b>1</b>			REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO	<b>OTES</b>										PAGE  For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this 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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SPECIAL REGULATIONS  Public Park (continued)  S. Hefer to Chapter 1 to determine what other provisions of this Code may apply to the subjection that properly line one foot for each five feet that portion exceeds 30 feet above a building elevation.	SNC	DIREC	TIONS	FIRS	iT, reed dow	on to find us	e THEN	, across for REGUL	ATIONS		USE Z	ONE CHART	7	<u> </u>
SPECIAL REGULATIONS  Public Park (continued)  S. Hefer to Chapter 1 to datermine what other provisions of this Code may apply to the subjection that properly line one food for each five feet that portion exceeds 30 feet above a building elevation.	TI J	89	, n	MINIM	JMS		MA	XIMUMS		$\Box$				
SPECIAL REGULATIONS  Public Park (continued)  S. Hefer to Chapter 1 to datermine what other provisions of this Code may apply to the subjection that properly line one food for each five feet that portion exceeds 30 feet above a building elevation.	L L	SE				/ARDS	ľ		1		<b>2</b>		CBD-5	50.30.p
Public Park (continued)  5. Pefer to Chapter 1 to determine what other provisions of this Code may apply to the subject (continued)  6. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front property line one foot for each five feet that portion exceeds 30 feet above a building elevation.		CURED	r size	ĮĶ.	w	<b>4</b>		GHT OF UCTURE	DSCAPE	f EGORY	KING SPA			
(continued)  6. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front property time one foot for each five feet that portion exceeds 30 feet above a building elevation.		RE FE	<u>§</u>	FR	ig.	1 3 '	Ĭ į	THE SECTION	35	SIGN	<del> </del>			
Height of structure must be consistent with the Downtown Pikin Chapter of the Comprehen											1	6. Any portion of a structure that exceet from the front property line one foot	ids 30 feet above average building	elevation must be set back
												7. Height of structure must be consisted	nt with the Downtown Picn Chapte	r of the Comprehensive Plan,
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For other triformation about parking areas, see Chapter 105.				—	#	<u>—</u>	<u> </u>	<u></u>	-	$\top$		For other information about parking and	perking areas, see Chapter 105.	DA GE
For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yeards, see Chapter 115.	FOOTNO	OTES							<u>_</u> _	<u>_</u>		<ul> <li>For details of the regulations in this cate;</li> <li>For information of the regulations in this;</li> <li>For details of what may exceed this height</li> </ul>	gory, see Chapter 100. calegory, see Chapter 95. ht limit, see Chapter 115.	PAGE

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EGULATIONS	REQUIRED REVIEW PROCESS		REC	UMS QUIRED Y	ARDS	COVERAGE	XIMUMS SE SE SE SE SE SE SE SE SE SE SE SE SE	rr RY	RY	REQUIRED PARKING SPACES	Zone Secti n CBD-6 50.35.a
$\Diamond$	REQUIR REVIEW	LOT SIZE	FRONT	SIDE	REAR	Lot cov	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIR	SPECIAL REGULATIONS
Office Use  ZC-CBD8A12-29-92	ti the structure exceeds 35' ebove everage building eleverition, theri Process tile, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142. See Spec. Reg. 2	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	The lower of 2-stories-or- 26-ft, above- sverage- building elevation. No maxi- mum. See Special Regulations 8 and 9.	C	D	One per each 350 eq. ft. of gross floor area. See Section 60 of this Chiepter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. This use may not be located north of the alignment of Sbith Avenue.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any taxade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  4. Anothery essembly and manufacture of goods on premises may be permitted as part of an office use it:  a. The anothery essembled or manufactured goods are subordinate to and dependent on this or use; and  b. The outward appearance and impacts of this office use with entitiary assembly and manufacturing activities must be no different from other office use.  5. The following regulations apply to veterthary offices only:  a. May only treat small entimate on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be designed so that notes from the use will not be audited if the subject property.  A certification to this effect, signed by an Acoustical Engineer, must be submitted with the A and building permit applications.  d. A veterinary office is not permitted if the subject property contains dwelling units.  6. South of the alignment of Sbith Avenue, the entire zone must be physically integrated both in all and building design. In addition, eite design must include installation of pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  7. Resier to Chapter 1 to determine what other provisions of this Code may apply to the subject profit building elevation.  8. Height of structure must be consistent with the Downtown Plan Chapter of t
FOOTN	OTES	,	<u>*</u>		·					<u>'</u>	PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SN	DIREC	TIONS	FIRS	ST, read dow	m to find us	e THEN,	, across for REGUL	ATIONS		USE 2	Z NE CHART
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REGU SSU	REQUIRED REVIEW PROCESS	SIZE	ľ			COVERAGE	HEIGHT OF STRUCTURE	CAPE	ORY	REQUIRED PARKING SPACES	
$\langle \rangle$	REQU	LOT S	FRONT	SDE	REAR	D TOJ	HEIGH	LANDSCAPE CATEGORY	SIGN	REQUI	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units  ZC-CBD6B12-29-92	structure excesseds 35' above excesseds 35' above excessed 35' above excessed 35' e	None	20'	5 ft., but two side yards must equal at least 15 ft.	10*	80%	The lower-et-2 stories or 25.8, above average-building-elevation. No maximum. See Special Regulations 6 and 7.	D	A	1.7 per unit. See Section 60 of this Chapter.	regulations of Section 65 of this Chapter.
ZC-C8D6812-29-92	i				<u> </u>		<u></u>		Ц_		
FOOTNO	OTES					<del>-</del>				<b>L</b>	— For other information about parking and parking areas, see Chapter 105.  — For details of the regulations in this calegory, see Chapter 100.  — For information of the regulations in this calegory, 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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SS SECULATIONS	D PROCESS	N	/INIMU	MS URE D Y	ARDS		XIMUMS			SPACES	CBD-6 50.35.c
A SG	REQUIRED REVIEW PRO	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Development Containing Attached or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainments/ Cultural and/or Recreational Facilities; Office Uses; Private Culture School or Day-Care Use; snd/or Hotel or Motel Use	If the structure exceeds 35' above exceeds 35' above everage building elevation, then 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.  Heg-2:	None	20' Sec	10' Spec. F	10'	80%	The lower of 6-stories or 78 ft. ebove-average-building elevation. See also Special Regulations 4 and 5: 3 No meximum. See Special Regulations 14 and 15.	C	D	3	Street and building form shall be modulated and tensord up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject properly with low components towards the partmeter of the subject property.  To the residential use only; the maximum height of chuckure to the towar of 7-stories or 79-feet aboverage building elevation.
ZC-CBD6C12-29-92				<u> </u>							
FOOTN	OTES	5									PAGE  For other Information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SN	DIREC	CTIONS	FIRS	T, read dow	in to find use	THEN,	across for REGUL	EMOITA		USE Z	ONE CHART		~
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]rv	) XES		REC	UIRED Y	ARDS_	38				I CE		CBD-6	50.35.d
A     B     B     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	CIAL REGULATIO	ns
Development Containing Attached or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/ Cultural and/or Recreational Facilities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use (continued)											be developed with pedestrian scale at Central Business District.  11. Anciliary assembly and manufacture of it:  a. The anciliary assembled or manufacture of it:  b. The outward appearance and impartacturing ectivities must be no differ.  12. Anciliary assembly and manufacture of establishment it:  a. The assembled or manufactured go are available for purchase and imparactivities must be no different from 6.  b. The outward appearance and imparactivities must be no different from 6.  14. The following uses are not permitted by a. Veterinary offices.  b. Vehicle and/or boat sale, repair, set	reas to the north of this zone an chapter of the Compreher of the Compreher of the Compreher of the Compreher of goods on premise may be possible of goods on premise may be possible of this office use with and entitle of this office use with and entitle of this office use with and entitle of this office use. If goods on premise may be possible are directly related to an ovel from the premises, other retail uses.  In this zone:  In this z	consistent with the major sive Plan.  In portions of the subject property enhance the entryway into the permitted as part of an office use is to and dependent on this office between the entry assembly and manuscribed as part of a retail of dependent upon this use, and assembly or manufacturing.  Works Department.  In may apply to the subject property.  It may apply to the subject property.
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FOOTN	OTES										For other information about parting and p     For details of the regulations in this categ     For information of the regulations in this c     For details of what may exceed this heigh     For details regarding required yards, see	ory, see Chapter 100, ategory, see Chapter 95. It limit, see Chapter 115.	PAGE

82	DIREC	CTIONS	FIRE	IT, read dow	n to find use	o THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART
♦     \$\frac{\beta}{\text{REGULATIONS}}\$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Secti n CBD-6 50.35.e
Private Ctub or Lodge  Church  ZC-CBDSE 12-29-92	If the structure exceeds 35' above exceeds 35' above exceeds 35' above everage building elevation, then 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20°	5 fl., but two side yards must equal et least 15 fl.	10*	80%	The lower of 2-stories of 25-ft above average-building-slevellan. No maximum. See Special Regulationa 6 and 7.	С	8	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter. One per every four people based on meximum occupancy load of any size of worship. See Spec. Reg. 4. See Spec. Reg. 4. See Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The entire zone must be physically integrated both in site and building design. In addition, site desimust include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Ptan chapter of the Comprehensive Ptan between public stdewalks and building entrances and building entrances and building entrances and building entrances and building entrances and building entrances and building entrances and building entrances and building entrances and building entrances.  3. If any portion of a structure to 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 parellel to the boundary of the 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 data?s.  4. No parking is required for deyoure or school ancillary to the use.  5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper building elevation must be set back from the front property this one foot for each five feet that portion exceeds 30 feet above average building elevation must be consistent with the Downtown Ptan Chapter of the Comprehensive Ptan
FOOTN	OTES	•									PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height first, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNS	DIREC	CTIONS	FIRS	T, read dow	n to find use	a THEN,	, acroso for REGUL	ATIONS		USE Z	NE CHART
TITI	83	N	MINIM	UMS		MA	XIMUMS			တ	Zone Secti n CBD-6 50.35.f
T S S REGULATIONS	REQUIRED REVIEW PROCESS	r size	FRONT	QUIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	
~ \$\forall 2	32.52	101	Ĕ	SIDE	REAR	FOT	E ST	₹5	SIG! CAT	PAF	SPECIAL REGULATIONS
School, Day-Care Center or Mini School or Day-Care Center  ZC-CBD6E12-29-92	It the structure exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 150, then Process IIB, Chapter 152, and A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal et least 15 feet	10'	80%	The lower of- 2-stories er- 25 ft. shows average- building- elevation. No mexi- mum See Special Regulations 10 and 11.	D	8	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The entire zone must be physically integrated both in site and building design. In addition, alle design must include installation of pedestrian finlages between public sidewalto and building entrances and between welloways on the subject property and existing or planned watkways on abuting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  3. A six-foot-high fence is required along all property lines adjacent to outside play areas.  4. Structured play areas must be set back from all property lines by at least five feet.  5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.  6. An on-site passenger loading area may be required depending on the number of attendees and the oxident of the abutting right-of-way improvements.  7. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Fecade Regulation" for further details.  8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).  9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  10. 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 five feet that portion exceeds 30 feet above average building elevation.
ZC-CBD6E12-29-92			<u> </u>	<u> </u>	<u></u>	<u> </u>	<u> </u>	<u> </u>		<u> </u>	
FOOTN	OTES								<u> </u>		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.

SNC	DIREC	CTIONS	: FIRS	IT, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	NE CHART	
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] S SEGULATIONS	REQUIRED REVIEW PROCESS		REC	QUIRED Y	ARDS	ä				REQUIRED PARKING SPACES	CBD-6 50.35.g	
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$\sim$	REQ	101	FRONT	SIDE	REAR	Lo <sub>T</sub>	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	PAR	SPECIAL REGULATIONS	
Public Utility	ti the structure	None	20'	5 feet, but two	10'	80%	The lower-st- 2-stories-or	A	В	See Section	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> </ol>	9
	exceeds 35'			skile yards			-25-f1ebove- everage-			105.25. See	2. For a Government Facility, Landacape Category A or B may be required depending on the type	
	average building			must equal			building- elevation.			Section 60 of this	use on the subject property and the impacts associated with the Government FacEty on nearby uses.	,
Government Facility	elevation, then Process (19),			et least 15 feet			No mext- mum See Special	C See Spec.	В	Chepter.	Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	
	Chepter 152, and						Regutations 4 and 5.	Reg. 2			4. Any portion of a structure that exceeds 30 feet above everage building elevation must be set by	nck
	A.D.R. Chepter										from the front property line one fool for each five feet that portion exceeds 30 feet above average building elevation.	<b>78</b> .
	142.									Î	5. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive	Plen,
	A.D.R.	:				]					_	
	Chepter 142.			1					ļ	]		
D.45. T			١.		۱		45.0					
Public Transit Shelter	None	None	0	l °	ď	100%	15 ft. above average	-	See Spec.	None .	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.	
					İ		building elevation.		Reg. 2		May treated treated route and information signs and markets.	
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ZC-C806E12-29-92												
					J						For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  PAGE	
											For information of the regulations in this category, see Chapter 95. For information of the regulations in this category, see Chapter 95.	
FOOTN				L							. For details regarding required yards, see Chapter 115.	

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DEE SECULATIONS		REQUIRED REVIEW PROCESS	<u> </u>	INIMU				HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE CATEGORY ST	SIGN	REQUIRED 6 PARKING SPACES		Zone CBD-6	Secti n 50.35.h
Public Park	of the structure of the	e cture eeds 35' ve rege ding sation, creat IIB, poter	None		Jetermine	Jon a ces		The lower of P-stories or 25 fl. above average building—elevation. No madmum. See Special Regulations 3 and 4.		В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject propregulations of Section 65 of this Cher. 2. Refer to Chapter 1 to determine what property. 3. Any portion of a structure that exceed from the front property line one foot is building elevation. 4. Height of structure must be consistent.	oter.  I other provisions of this Code ma is 30 feet above average building or each five feet that portion excess	y apply to the subject elevation must be set beat; ide 30 lest above average
ZC-CBD6G12-2	22-92					<u> </u>	<u></u>	<u>!</u>		Ц_	L	<u></u>		···
FOOT	ron	res										For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this help For details regarding required yards, se	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE

ONS	DIREC	CTIONS	FIRS	T, reed dov	en to find us	o THEN,	acrous for REGUL	ATIONS		USE Z	ZONE CHART  Zone Secti n
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A SECU	REQUIRED REVIEW PROCESS	IOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL REGULATIONS
Vehicle Service Station	If the structure exceeds 35' shove average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	22,500 eq. ft.	40' See	15' Spec.	15' eg. 3	90%	The lower ef- 3-stories or- 39 fest shove- sverage- building- elevation. No meet- murn. See Special Regulations 6 and 7.	A	E	See Section 105.25, See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>May not be more than two vehicle service stations at any intersection.</li> <li>Gas pump Islands may extend 20 feet into the front yard. Canoples and covers over gas pump leichds may not be more than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the section in Chapter 115 entitled "Outdoor Un Activity, and Storage" for further regulations.</li> <li>Stee design must include installation of pedestrian linkages between public attenuable and building entrances and between walkways on the subject property and existing or planned walkways on abunting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper and property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
Restaurant of Tavern  ZC-CBD7A12-29-92	If the structure exceeds 35' shove exceeds 35' shove exceeds 35' shove exceeds 35', then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142	None	20' See	o Spec.	0 Heg. 2	80%	The tower of- 8 stortes or 20 fest shows average building- elevation. No maxi- mum. See Special Regulations 5 and 6.	8	E	1 per each 125 sq. fl. of gross floor erea. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>Site design must include installation of pedestrian linkages between public eldewaits and building entrances and between weltways on the subject property and existing or planned weltways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>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 five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
FOOTN	OTES										For other information about partiting and partiting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height timit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SNC	DIREC	CTIONS	FIRS	iT, reed dow	en to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
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USE 5	ROCI		REC	QUIRED Y	ARDS	KAGE	7. 2.5	<b></b>		SPACES	
<b>1</b>	REQUIRED REVIEW PROCESS	SIZE	¥	F-3	<b>4</b>	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING	
<b>→ ⇔</b>	REQ	75	FRONT	SIDE	REAR	ξ		CAT	Sign	PA RE	SPECIAL REGULATIONS
Fast Food Restaurant	if the structure exceeds 35°	None	20' See	O Spec. F	0 B <b>g</b> . 2	80%	The lower of- 3-stories or- 29-fest-above-	A	E	1 per each 100 sq. fl. of gross	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	ebove exempe						-average building-			floor area. See	2. No setback is required adjacent to Third Street.
j	building elevation, then						No mext- mum. See			Section 60 of this Chapter.	Must provide one cutdoor waste receptable for every eight periding statls.      Access for drive-through facilities must be approved by the Public Works Department.
	Process 113, Chapter						Special Regulations		:		Stile design must include installation of pedestrian Enlarges between public skiewaliss and building entrances and between walkways on the subject property and additing or planned walkways on
	152, and A.D.R. Chapter						7 end 8.				entrances grap between waxways on the subject property and ecosing or passes waxways on abuiling properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
	Otherwise.										6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject prop
	A.D.R. Chapter 142									]	7. Any portion of a structure that exceeds 30 feet above average building elevation must be set bad from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
											8. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Pl
Entertainment, Cultural and/or	if the structure	None	20' See	0 Spec.	0 Reg. 2	60%	The lower of-	В	Ε	See Section	The development of the subject properly and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
Recreational FacEly	exceeds 32, exceeds 32,						29 feet chove everage- building-			105.25. See Section 60	2. No setback to required adjacent to Third Street.
	building elevation,						elevation: No mexi- mum. See			of this Chapter.	The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
Hotel or Motel	then Process 103, Chepter						Special Regulations	В	E	One for each room.	4. Site design must include installation of pedestrian linkages between public sidewells and building
	152, and A.D.R. Chapter						6 and 7.			See Spec. Reg. 3 See	entrances and between walkways on the subject property and adding or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
	142.	ļ								Section 60 of this	5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject prop
ZC-C8D7B12-29-92	Otherwise, A.D.R. Chapter 142									Chapter.	REGULATIONS CONCLUDED ON NEXT PAGE
			1	T				<u>'</u>			- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this calegory, see Chapter 100.  PAGE
FOOTN	OTES	<u> </u>						<u>L.</u>			- For information of the regulations in this 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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S	DIREC	CTIONS	: FIRS	T, read do	en to find us	THEN	across for REGUL	ATIONS		USE 2	ONE CHART
(	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	YARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE S	CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Secti n 50.40.c
Entertainment, Cuttural and/or Recreational Facility Hotel or Motel (continued)  Any Fletzii Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	If the structure exceeds 35' shows average building elevation, then Process IIB, Chepter 142.  Otherwise, A.D.R. Chepter 142.  Otherwise 142	None	20' See	0	0	80%	-The lower of- 0-stories or 39-feet cheve- average building- elevation. No meed- mum. See Special Regulations 9 and 10.	В	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	8. Any portion of a structure that exceeds 30 feet above everage building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above everage building elevation.  7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter.  2. No setback is required adjacent to Third Street.  3. Access for drive-through facilities must be approved by the Public Works Department.  4. Anothery assembly and manufacture of goods on the premises of this use are permitted only it:  a. The assembled or manufactured goods are directly related to and dependent upon this use, at are available for purchase and removal from the premises.  b. The outward appearance and impacts of this use with anothery assembly or manufacturing activities must be no different from other retail uses.  5. A use brooking the preparation and consumption of tood may include, as part of this use, accessor seating it:  a. The seating and associated circulation area does not exceed more than 10% of the gross floor of this use; and  b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.  6. Vehicle and boat sale, repetr, service, and rental are not permitted in this zone.  7. Site design must include installation of pedestrian Entages between public additional well-ways on the subject property and additing or paraned well-ways on the subject property and additing or paraned well-ways on the subject property and additing or paraned well-ways on the subject property and additing or paraned well-ways on the subject property and additing elevation must be set beauthern that for property are not of a structure that exceeds 30 feet above average building elevation.
FOOTNO						<u> </u>			<u></u>	<u> </u>	For other information about perking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height firmt, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNS	DIREC	TIONS	FIRST,	reed down	n to find use	, THEN, 4	scross for REGULA	TIONS	•	USE Z	ZONE CHART  Zone - Secti n
. 2			IINIMUM	AS.		MAX	TIMUMS			S	1 — 11
<b>[4</b>	83			IRED Y	ARDS					SPACES	CBD-7   50.40.d
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPA	SPECIAL REGULATIONS
Private Lodge or Chub	ti the structure exceeds 35' above exceeds 35' above exercing building elevation, then Process 153, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142		20' See	O Spec. F	0 eg. 2	60%	The lower of- 3 decl-sheve- average- building- elevation. No maxi- mum. See Special Regulations 6 and 7.	C	В	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  One per every four people based on maximum occupancy toad of any area of worship. See Spec. Reg. 4 See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No esthack is required adjacent to Third Street.  3. Site design must include installation of pedestrian linkages between public sidewatins and building entrances and between walkways on the subject property and existing or planned walkways on shutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  4. No parking is required for daycare or school ancillary to the use.  5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert 6. 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 five feet that portion exceeds 30 feet above average building elevation.  7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Office Use  ZC-CBD7D12-29	trine structure exceeds 35' sbove sverage building elevation, tipen Procest IIB, Chapter 152, and ADR. Chapter 14: Otherwise, A.D.R. Chapter 14:	2.	20' Sec	0 Spec.	0 Beg. 2	80%	The towar el- 3-stories er 69 fest ebove- everage- building- No maxi- mum. See Special Regulations 6 and 7.	С	D	1 per each 350 sq. fl. of gress floor esel. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the requisitions of Section 65 of this Chapter.  2. No sedback to required adjacent to Third Street.  3. Ancillary assembly and manufacture of goods on premises may be permitted as part of office use a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and  b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.  4. The following regulations apply to vetarinary offices only:  a. May only treat small animals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  REGULATIONS CONCLUDED ON NEXT PAGE
FOOT			1			1			<u> </u>		For other information about parking and parking areas, see Chapter 105.  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.

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ď	300		REC	UIRED Y	ARDS	Ħ				SPACES	CBD-7   50.40.e
C S S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SI	SPECIAL REGULATIONS
Office Use (continued)  School, Daycere Center, or Mini-School or Daycere Center	If the structure exceeds 35' above everage building elevation, then. Process (IB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20° See	0	o ag. 2	80%	The lower of- 0 stories or 20 fest shows everage- owliding- elevation,- No misci- mum. See Special Regulations 10 and 11.	D	8	Seo Section 105.25. See Section 60 of this Chapter.	4. c. Site must be designed so that notes from this use will not be suitible off the subject property. certification to this effect signed by an accustical engineer must be submitted with the A.D.R. in building permit applications.  d. A veterinary office is not permitted if the subject property contains dwelting units.  5. Site design must include installation of pedestrian linkages between public stowedies and building enforces and between walkways on the subject property and existing or planned walkways on abuilting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one loot for each five feet that portion exceeds 30 feet above average building elevation.  7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 66 of this Chapter.  2. No eachack is required adjacent to Third Street.  3. A six-toot-high fence is required adjacent to Third Street.  4. Structured play areas must be set back from all property lines adjacent to outside play areas.  4. Structured play areas must be set back from all property lines by at least five feet.  5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.  6. An on-size passenger loading area may be required depending on the number of attendees and the codent of the abutting right-of-way improvements.  7. These uses are autiliant to the requirements established by the Department of Social and Heelth Services (WAC 388-73, 398-150, and 388-155).  8. Size design must include installation of pedestrian linkages between public addowning and confirmative what other provisions of the Code may apply to the subject proper REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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I Y	SE		RE(	QUIRED Y	ARDS	M		]		SPACES	CBD-7   50.40.f	
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SP.	SPECIAL REGULATIONS	
School, Daycare Center, or Mini-School or Daycare Center (continued)  Stacked or Attached Dweting Units	If the structure exceeds 35' ebove everage building elevation, then, Process IIB, Chepter 152, and A.D.R. Chepter 142.  Otherwise, A.D. R. Chepter 142.	None	20' See	0 Spec.	0 Reg. 2	80%	The lower of- 4 stories er- 39 feet chove- average- building- elevation. No mad- num. See Special Regulations 6 and 7.	D	<b>A</b>	1.7 per unit. See Section 60 of this Chapter.	<ol> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set by from the front property tine one toot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive.</li> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No sechack is required adjacent to Third Street.</li> <li>This use must be part of a mixed use development on the subject property containing retail and office uses.</li> <li>Size design must include installation of pedestrian integes between public aldowalds and build entrances and between welfaceys on the subject property and adding or planned walkways on soutting properties consistent with the major pedestrian rouses in the Downtown Plan chapter of Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set by trom the front property line one loot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive.</li> </ol>	Plen.
		<u> </u>	Ч	<u> </u>		I	1	<del></del>	┰		- For other information about parking and parking areas, see Chapter 105.	
FOOTN	OTES			<u></u>							PAGE  For details of the regulations in this category, see Chapter 105.  For details of the regulations in this category, see Chapter 106.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	

thick Uttsy  If the efficiency  Exceeds 35 sport  S												
The LUCRY of the L	SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	
The LUCRY of the L	TIC	92	N	AINIMU	IMS	•	MA	KIMUMS			92	
The LUCRY of the L	][A	CES		REC	WIRED Y	ARDS	E				<b>V</b> CE	CBD-7    50.40.g
Social Structure received a section 6 of the Chapter 1 to determine what chee provisions of the Chapter 1 to determine what chee provisions of the Chapter 1 to determine what chee provisions and the Code may equal to the competiture of the Comprehensive Plan 162, and A.D.R. Chapter 142  None None None None 1 to 0 0 0 100%, 15 ft. show a warming bushing. Plan 162, and A.D.R. Chapter 142  If the structure received a second to require the impacts associated with the Covernment Facility, contacting control to the temperature that content to the provision and the Code may equip to the explicit proper 162, and 162, and 163	SE SECU	REQUIRED REVIEW PRO		FRONT	SIDE	REAR	LOT COVERAG	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SP	SPECIAL REGULATIONS
See Section 60 of the survey of the Control of the	Public Utility	structure	None				80%	<del>0 stories or</del>	A	В	Section	
A continuent Fectly (and continuence Celegory A or B may be required depending on the type of united by the Continuence Celegory A or B may be required depending on the type of united by the Continuence Celegory A or B may be required depending on the type of united by the Continuence Celegory A or B may be required depending on the type of united by the Continuence Celegory A or B may be required depending on the type of united by the Continuence Celegory A or B may be required depending on the type of united by the Continuence Celegory A or B may be required depending on the type of the Chapter 152, and A.D.R. Chapter 142. Chapter 142. Chapter 142. Chapter 142. Chapter 142. Chapter 142. Chapter 143.  None  No		above			ŀ			everage-			See	2. No setback is required edjacent to Third Street.
Reg. 3   R	Government FecEty	building elevation,						elevation. No mad-	See	В	of thès	For a Government Facility, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the Government Facility on nearby uses.
ADR Chapter 142. Cherwise, ADR Chapter 142. Cher		IIB, Chepter						Special				4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
A.D. R. Chepter 142 None None None None 0 0 0 0 100% 15 ft. shows average building elevation.  If the structure exceeds 35 tests to Chapter 142  Will be determined as a case-by-case beats 18. Chepter 142.  Chapter 142  Chapter 143  Chapter 144  Chapter 145  Chapter		A.D.R. Chepter 142.										
middle Parik  If the structure structure structure structure at case-by-case basis  a case-by-case basis  B. Chapter 192. Profession 83 and 4.  CCCBD7G12-29-92  Chapter 144  Chapter 144		A.D. R.										6. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.
Structure exceeds 35' shove exrespe- building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142  Otherwise, A.D.R. Chepter 144  Otherwise, A.D.R. Chepter 145  Otherwise, A	Public Transii Shelter	None	None	0	0	0	100%	average building	-	Spec. Reg.	None	
No med-   mum. See     152, end     A.D.R.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 142.     Chepter 143.     Chepter 144.     Chepter 145.     Chepter 145.     Chepter 146.     Chepter 147.     Chepter 148.     Chepter 149.     Chepter 149.     Chepter 140.     Chepter	Public Park	structure exceeds 35° above	None					-8 stories er- -39 feet above- -everage- -building-		6	Section 105.25. See Section 60	segulations of Section 65 of this Chapter.  2. Plater to Chapter 1 to determine what other provisions of this Code may apply to the subject property
Chapter 142.  Otherwise, A.D.R. C-CBD7G12-29-92 Chapter 142  For other information about perking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height timit, see Chapter 115.		elevation, then Process IIB, Chapter 152, and						No mext- mum. See Special Regulations				from the front properly tine one foot for each tive feet that portion exceeds 30 feet above everage
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 timit, see Chapter 115.	7C-CRD7G12-29-02	Chepter 142. Otherwise, A.D.R.						<u>3 6370 4.</u>				
For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height timit, see Chapter 115.				<u> </u>	<u> </u>	<u> </u>			╙	+		- For other information about parking and parking areas, see Chapter 105.
			ı						L		· · · · · · · · · · · · · · · · · · ·	For details of the regulations in this category, see Chapter 100.  FOR information of the regulations in this category, see Chapter 95.
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asa REGULATIONS	DIREC	TI NS	: FIRS	T, reed dow	en to find use	a THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
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	CES		1	UIRED Y	ARDS						CBD-8   50.45.a
USE S	Š					5	노동	۱		l Ag	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant or Tavern  ZC-CBD8\12-29-92	If the structure exceeds 35'sbove exceeds 35'sbove exceeds 35'sbove exceeds 35'sbove exceeds 35'sbove exceeds 18, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142.	None	20' See S	0 ec, Reg.	O 2 and 3	80%	The lower et- a) A stotles or b) 52 feet above everage building- elevation or existing grade: See Special Regulations 4 through 8. No mexi- num. See Special Regulations 14 and 15.	A	E	One per each 125 sq. ft. of gross floor area. See also Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard setheck is required adjacent to:  a. Centrel Way;  b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may screed the lower of 2 stories or 30 feet above the elevation of Third Avenue Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject propert on Third Avenue, Fourth Avenue, or Market Street.  8. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way.  7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components focated towards the perimeter of the subject property.  8. The maximum height of structures on the subject property with lower components focated towards the applicant provides subternancen perfung for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parting. Any propert under this peragraph will be reviewed and decided upon as a Planned Unit Development, Central 25 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional periting is sufficient to allow the bravese in height and building mass.  9. This use is permitted only if the subject property abute Central Way. No expect or component of this use may be located on or oriented towards Third Avenue between F
FOOTN	OTES										— 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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Posterior or Travers (continued)  10. Drive-in lacities and other-drough facilities are not permitted in this zone.  11. The site must be designed so that vehicles coming from and going to the site will be directed every from residential registerations to the control of this zone.  11. The site must be designed so that vehicles coming from and going to the site will be directed every from residential registerations and between public elements and substance and building elements in the control of the zone.  12. Site designed as that vehicles coming from a substance red lacking or plant end unknaps on the subject property or plant end unknaps on the subject property or plant end unknaps on the subject property or providence in the subject property or providence in the subject property.  13. Percentage it is delicative that or designed and of the Code every apply to the subject both building elements in subject property.  15. Height of structure must be constituted with the providence coming building elements must be set back. But has been considered with the providence and the companies of the Companies every building elements in the control of the control of the Companies every building elements.  15. Height of structure must be constituted with the Downtown Plant chapter of the Companies every building elements and the subject property.  26-CROMB 12-22-92	SNC	DIREC	TIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		<u> </u>
Posterior or Travers (continued)  10. Drive-in lacities and other-drough facilities are not permitted in this zone.  11. The site must be designed so that vehicles coming from and going to the site will be directed every from residential registerations to the control of this zone.  11. The site must be designed so that vehicles coming from and going to the site will be directed every from residential registerations and between public elements and substance and building elements in the control of the zone.  12. Site designed as that vehicles coming from a substance red lacking or plant end unknaps on the subject property or plant end unknaps on the subject property or plant end unknaps on the subject property or providence in the subject property or providence in the subject property.  13. Percentage it is delicative that or designed and of the Code every apply to the subject both building elements in subject property.  15. Height of structure must be constituted with the providence coming building elements must be set back. But has been considered with the providence and the companies of the Companies every building elements in the control of the control of the Companies every building elements.  15. Height of structure must be constituted with the Downtown Plant chapter of the Companies every building elements and the subject property.  26-CROMB 12-22-92		82	N	MINIMU	JMS		MA)	IMUMS						2
Restaurant or Terrorri (continued)  10. Other-in lacities and other-drough factilities are not permitted in this zone.  11. The site must be designed so that vehicles coming from and going to the site will be directed every non residential registerorricosis to the north of this zone.  12. Site destination of protection that this provision problem in this zone, and the state of the companies and between public elements and all sites of the sites will be directed every enterprise and public provision and statistical properties are destinated in the state of the Companies contains the will be only produced consistent with the register provisions of this Code over apply to the stability properties.  13. Petrophy.  14. Any profit of a structure that code provisions of this Code over apply to the stability properties.  15. Hadded of structure must be consistent with the Downtown Plan chapter of the Companies and public all structures must be consistent with the Downtown Plan chapter of the Companies Plan.  26CROMB 12-22-92  27CROMB 12-22-92  28. For other information about parting and posting cross, see Chapter 105.  For other information all the category, see Chapter 105.  For destination of the regulations of the category, see Chapter 105.  For destination of the regulations of the category, see Chapter 105.  For destination of the regulations of the category, see Chapter 105.	1 3 1	SES				ARDS			1	·	83		CBD-8	50.45.b
Restaurant or Terrorri (continued)  10. Other-in lacities and other-drough factilities are not permitted in this zone.  11. The site must be designed so that vehicles coming from and going to the site will be directed every non residential registerorricosis to the north of this zone.  12. Site destination of protection that this provision problem in this zone, and the state of the companies and between public elements and all sites of the sites will be directed every enterprise and public provision and statistical properties are destinated in the state of the Companies contains the will be only produced consistent with the register provisions of this Code over apply to the stability properties.  13. Petrophy.  14. Any profit of a structure that code provisions of this Code over apply to the stability properties.  15. Hadded of structure must be consistent with the Downtown Plan chapter of the Companies and public all structures must be consistent with the Downtown Plan chapter of the Companies Plan.  26CROMB 12-22-92  27CROMB 12-22-92  28. For other information about parting and posting cross, see Chapter 105.  For other information all the category, see Chapter 105.  For destination of the regulations of the category, see Chapter 105.  For destination of the regulations of the category, see Chapter 105.  For destination of the regulations of the category, see Chapter 105.	I USE 5	Š					AG!	5. 年			. ₽A			
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12. Site design must include thresholds on padestrian findages between public aldoweds and building enforces and between earliering or promote validing or promote validing or promote validing or bringer addressing on the subject property and disting or primed validing or bringer addressing on according to the control promotes on the control promotes on the control promotes of the Code may apply to the subject of the Comprehensive Plan.  13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject form. Any portion of a structure that accords 30 feet above average building determine must be back from the protocologic determine must be subject from the protocologic determine must be combined with the Downdown Plan chapter of the Comprehensive Plan.  15. Height of structure must be combined with the Downdown Plan chapter of the Comprehensive Plan.  16. Height of structure must be combined with the Downdown Plan chapter of the Comprehensive Plan.  27. Cabbet 112-22-82  28. For other information about parting areas, see Chapter 105.  For deaths of the regulations in the codepoy, see Chapter 105.  For deaths of the regulations in the codepoy, see Chapter 105.  For obtained on the regulations in the codepoy, see Chapter 105.			:									11. The site must be designed so that	vehicles coming from end going to th	
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Properly  14. Any portion of a structure that exceeds 30 leaf above everage building elevation must be set back from properly the one foot for each five feet that portion exceeds 30 leaf above everage building elevation.  15. Height of structure must be consisted with the Downtown Pian chapter of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the constant of the Comprehensive Pian in the Comprehens		:										abutting properties consistent with t		
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For information of the regulations in this category, see Chapter 95.			-							$\top$				PAGE
For details regarding required yards, see Chapter 115.	FOOTNO	<b>DTES</b>					<u> </u>					<ul> <li>For information of the regulations in this</li> <li>For details of what may exceed this help</li> </ul>	category, see Chapter 95. ght limit, see Chapter 115.	

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	REGULATIONS	DIREC	CTIONS	FIRS	ST, reed do	wn to find us	XA THEN	, scross for REGUL	ATIONS		USE	ZONE CHART
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\ <u>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>	<b>☆</b>	REQUIRED REVIEW PROCESS	TO1	FRONT	SDE	REAR	101 COT CC	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Fast Food Restaurant		If the structure exceeds 35' shove exceeds 35' shove everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See S	0 ec. Reg.	0 ? end 3	80%	The lower et- a)-4 stories er- b)-62 feet- above- average- beliding- elevation- or existing- grade. See Special Regulations 4 through 8. No maxi- mum. See Special Regulations 14 and 15.	<b>A</b>	E	1 per 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No trord yard setback is required ediscent to:  a. Central Way:  b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard sbutting the PR 3.6 zone to 5 feet.  4. Height of structure may be measured above existing grade or everage building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may acceed the lower of 2 stories or 30 feet above the elevation of Third Avenue Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject propert on Third Avenue, Fourth Avenue, or Market Street.  6. No portion of a structure within 40 feet of Central Way may acceed the lower of 3 stories or 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.  7. Structures shall be modulated and terraced on the hillside in this zone. The taillest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property may be increased by 1 story or 13 feet if the applicant provides subtermanean parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parting. Any proposed under this persgraph will be reviewed and decided upon as a Planned Lint Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.
ZC-C8D6\12-2	29-92											
FOOT	rnc	DTES										For other information about perking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height first, see Chapter 115.  For details regarding required yards, see Chapter 115.

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		SIZE				COVERAGE	<u> </u>	APB ORY	X X	و ۾	<u> </u>		
	REQUIRED REVIEW PROCESS	ls 1	FRONT	딸	<b>3</b>		HS S	) 180 180	252	REQUIRED PARKING SPACES			
	REC REC	LOT	FRC	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	PAJ PAJ	SPEC	CIAL REGULATIO	ONS
Fast Food Restaurant (continued)											9. This use is permitted only if the subject designed so that this use is primarily of this use may be located on or oriented Street or Fourth Avenue. If the subject Second Street or Fourth Avenue, the scheduler of the subject Second Street or Fourth Avenue, the scheduler of the subject of	oriented towards Central Wild towards Third Avenue be at property abuts Third Avenue be at property abuts Third Avenue and buildings must be Avenue and Fourth Avenue cities are not permitted in nicles coming from and gol north of this zone.  If pedestrian linkages between the subject property and e o major pedestrian routes is other provisions of this College at the provisions of this College at the provisions of the College at the feet that portion is at the feet that portion	tay. No aspect or component of tween First Street and Second mue between First Street and designed to provide residential e.  this zone.  Ing to the site will be directed every seen public addresses and building desting or planned well-ways on a the Downtown Plan chapter of the may apply to the subject addresses \$0 feet above average.
ZC-CBD8D12-22-92													
FOOTN	OTES										For other information about parking and particles of the regulations in this categor. For information of the regulations in this categor. For details of what may exceed this height is. For details regarding required yards, see C.	ry, see Chapter 100. degory, see Chapter 95. draft, see Chapter 115.	PAGE

SNC	DIREC	CTI NS	: FIRST	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART  Zone Secti n
☐ 를 Q regulations	REQUIRED REVIEW PROCESS	LOT SIZE	REQUI	MS UIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-8 50.45.e
Entertalmment/ Cultural and/or Recreational Facility  Hotel and Motel  ZC-CBD9/12-29-92	If the structure exceeds 35' above exceeds 35' above exerage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See S	0 ec. Reg.	0 ? emd 3	80%	The lower of: -e) 4-stories er- b) 52 feet- shove- everage- building- elevation- er- erade. See Special Regulations 4 through 8. No maxi- num. See Special Regulations 14 and 15.	E	E	See Section 105.25. See also Section 60 of this Chapter. One per each room. See Spec. Reg. 10. See also Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No tront yard setback is required edjacent to:  a. Central Way:  b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard strating the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones tocated to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the mitpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.  8. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way.  7. Structures shall be modulated and tenseed on the hillarde in this zone. The tailed building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property or the proposed structure evaluates for public puriting. Any proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Contern 125 of this Code. As part of the PLD process, the City will determine whether the public benefit derived from providing this additional partiting is sufficient to allow the increase in height and building mass.  9. The use is permitted only if the subject property exists to elevate the provide residential character and second Street or Fourth Avenue, the site and buildings must be designed so that the code on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and second street or Fo
FOOTN	OTES		·								- For other information about parking and parking areas, see Chapter 105 For datable of the regulations in this category, see Chapter 100 For information of the regulations in this 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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C S	REQUIRED REVIEW PROCESS	<del></del>	UNIMU			<del></del>	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Secti n 50.45.f
Entertainment/ Cuttural and/or Recreational Facility (continued) Hotel and Motel (continued)						1					<ol> <li>The pertang requirements for hotel or motel use do not include perking requirements for encillary meeting rooms and convention facilities. Additional perking requirements for encillary uses shall determined on a case-by-case basis.</li> <li>The site must be designed so that vehicles coming from and going to the site will be directed assertion residential neighborhoods to the north of this zone.</li> <li>Site design must include installation of pedestrian tribages between public eldewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Amy portion of a structure that exceeds 30 feet above average building elevation must be set bed from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.</li> </ol>
FOOTN	OTES		<u> </u>		· · · · · ·						PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 105.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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() g REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Secti n CBD-8 50.45.g  SPECIAL REGULATIONS	
Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing services including benking and related financial services.	if the structure exceeds 35' above average building elevation, then Process its, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See S	O Sec. Reg.	O 2 amd 3	80%	The lower of: a) 4 stories or b) 52 feet above sverage building elevation—or existing grade. See Special Regulations 4 through 8. No maxi- num. See Special Regulations 17 and 18.	B See Spec. Reg. 11	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter.  2. No front yard setback is required adjacent to:  a. Central Way;  b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zo.  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abuting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above existing grade or everage building elevation, but it both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Averson, or Mariast Street as measured at the indiport of the trontage of the subject proon Third Averson, Fourth Averson, or Mariast Street.  6. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 above the elevation of Central Way as measured above the midpoint of the trontage of the subject property on Central Way.  7. Structures shall be modulated and termood on the hillede in this zone. The tailest building for shall be grouped towards the center of the subject property with lower components located to the partmeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 1 story or 19 for the partmeter of the subject property with lower components located to the partmeter of the subject property with tower components located to the partmeter of the subject property with tower components located to the partmeter of the subject property with tower or CBD-1 or CBD-2 zones or makes portion of the subject property or the proposed structure exclusive for CBD-1 parting. Any propunder the purposed property with tower or a Plarmed Unit Development, Che 125 of this Code. As part of the PUD process, the City will determine whether the public bene derived mass.  9. This was be permitted only if the s	nd PLA 7B zones; levellon, but not a located to the in of Third Avenue he subject propert stories or 39 feet age of the subject to building forms to located towards at story or 13 feet to tee or makes a ing. Any propose; to building must be or component of et and Second at Street and
FOOTN	OTES				<u> </u>						For other information about parking and parking areas, see Chapter 105.  For datatis of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For datatis of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	PAGE

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] asi Regulations	REQUIRED REVIEW PROCESS	SIZE		WIRED Y	ARDS	COVERAGE	HEIGHT OF STRUCTURE	CAPE	ORY	REQUIRED PARKING SPACES	CBD-8 50.45.h
$\Diamond$	REQUI REVIE	LOT S	FRONT	SIDE	REAR	1.01 CC	HEIGH	LANDSCAPE	SIGN	REQUI	SPECIAL REGULATIONS
Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing senvices including benking and related (Inancial services (continued)											<ol> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Vehicle seles, repet, service, or rental.</li> <li>Drive-In facilities and drive-through facilities.</li> </ul> </li> <li>Boct sales, repetr, service, or rental shall provide a Landscape Category A.</li> <li>Boct sales, repetr, service shall be conducted within an enclosed structure.</li> <li>A use involving the preparation and consumption of food may include, as part of this use, accessed seating it:         <ul> <li>The sesting and associated circulation area does not oxceed more than 10% of the gross floor area of this use; and</li> <li>It can be demonstrated to the City that the floor plan is designed to preclude the seeting area from being expanded.</li> </ul> </li> <li>The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.</li> <li>Site design must include installation of pedestrian friesges between public sidewalls and building enforances and between well-ways on the subject property and existing or planned walkways on abuting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that accessed 30 feet above average building elevation must be est back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation must be est back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</li> </ol>
FOOTN	OTES		<u> </u>		l,	l					— 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 finit, see Chapter 115.  — For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge	If the structure exceeds 35' above everage building elevation, then 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.		20° See S	O Sec. Reg.	0 2 and 3	80%	·	С	В	1 per each 350 sq. fl. of gross floor area. See Section 60 of this Chepter.	1. The development of the subject property or edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard setback is required adjacent to:  a. Central Way;  b. First, Second, and Third Streeta, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zonet;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abuting the PR 3.5 zone to 5 feet.  4. Height of structure may be measured above existing grade or everage building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones tocated to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.  6. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way.  7. Structures shall be modulated end tenseed on the hillshide in this zone. The tailest building forme shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemanean periting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure excelled to public parting. Any proposed under this perspan will be invelved and decided upon as a Plarand Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.  9. This use is permitted only II the subject property ebute Central Way. If the subject property abute the designed so that vehicles coming from and going to the siz
FOOTN	OTES	5			<del></del>						— 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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Private Club or	F F	3	Œ	15	<b>S</b>	LOT	# K	35	នីវ	3.5		REGULATIONS	
Lodge (continued)											11. Site design must include installation of pedes entrances and between walkways on the substiting properties consistent with the major of the Comprehensive Plan.  12. Plater to Chapter 1 to determine what other p property.  13. Any portion of a structure that exceeds 30 featom the front property line one foot for each building elevation.  14. Height of structure must be consistent with the	bject property and existing or pedestrian routes in the Dow provisions of this Code may a set above average building eld five feet that portion exceeds	planned walkways on infown Plan chapter pply to the subject evalion must be set back a 30 feet above average
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A SS RECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS DUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Secti m CBD-8 50.45.k  SPECIAL REGULATIONS
ZC-CBDs/12-29-92	if the structure exceeds 35' above exceeds 35' above everage building elevation, then Process tiB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20° See S	O ec. Reg.	0 2 and 3	80%	The lower of:  a) 4 stortes er- b) 52 feet- above average building- elevation- er existing- grade. See Special Regulations 4 through 8. No mexi- num. See Special Regulations 15 and 16.	С	D	1 per each 350 sq. ft. of gross floor erea. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard setback is required adjacent to:  a. Central Way;  b. First, Second, Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abuting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above adating grade or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, and Interfact Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.  6. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way.  7. Structures shall be modulated and termood on the hillside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemarises on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemarises on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemarises on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemarise on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemarises on the subject property.  9. The following regulations apply to well-thray is sufficient to allow the horsesse in height and building mass.  9. The following regulations apply to well-thray offices only:
FOOTN	OTES		<u> </u>			·• · · · · · · · · · · · · · · · · · ·				•	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 timit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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Office Use (continued)											<ol> <li>c. Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect signed by an Acoustical Engineer must be submitted with the A.D.R. and building permit applications.</li> <li>d. A veterinary office is not permitted if the subject property contains dwelling units.</li> <li>10. Anothery assembly and manufacture of goods on premises may be permitted as part of an office use if:         <ol> <li>a. The anothery assembled or manufactured goods are subordinate to and dependent on the office use; and</li> <li>b. The outward appearance and impacts of this office use with enothery assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>11. If the subject property abute Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and easie adjacent to Third Avenue and Fourth Avenue.</li> <li>12. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of the zone.</li> <li>13. Site design must include installation of pedestrian linkages between public sidewalk and building enhances and between welloways on the subject property and existing or planned walkways on abuting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>14. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>15. Any portion of a structure that exceeds 30 feet above average building elevation.</li> <li>16. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.</li> </ol>
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FOOTN	OTES										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 time, see Chapter 115.  For details regarding required yards, see Chapter 115.

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A SGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
ZC-CBID8/12-29-92	If the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See S	0 ec. Reg.	0 ? end 3	80%	The lower of:- a) 4-stories er- b) 52 feet- shove- everage- building- elevation- er existing- grade. See Special Regulations 4 through 8. No maxi- rium. See Special Regulations 14 and 15,	С	В	1 per every four people based on maximum occupancy load of eny area of worship. See Spec. Reg. 12. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard estback is required adjacent to:  a. Central Way: b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abotting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above adsting grede or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street.  8. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way are measured above the midpoint of the trortage of the subject property on Central Way.  7. Structures shall be modulated and terraced on the hillade in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the applicant provides subtenance on the subject property with lower components located towards the explicant provides subtenance on the subject property may be increased by 1 story or 13 feet if the applicant provides subtenance parking for uses in the CBD-1 or CBD-2 zones or restate a portion of the subject property or the proposed structure excellate for public parking. Any proposed under the permanent provides subtenance parking for uses in the CBD-1 or CBD-2 zones or restate a portion of the subject property or the proposed structure excellate for public parking. Any proposed under the permanent provides subtenance parking for uses in the CBD-1 or CBD-2 zones or restate a portion of the subject property shall be defended only if the subject property shall Central Way. If the subject property shall be deleted every fr
FOOTN	OTES										Por other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height think, see Chapter 115.  For details regarding required yards, see Chapter 115.

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											Refer to Chepter 1 to determine with property.	net other provisions of this Code may a	oply to the subject
		į									14. Any portion of a structure that exce from the front property line one look building elevation.	eds 30 feet above average building ele I for each live feet that portion exceeds	
											15. Height of structure must be consist	ard with the Downtown Plan chapter of	the Comprehensive Plen.
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$\Box$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	tot co	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REG	ULATIONS	
School, Daycere Center or Mini-School or Daycere Center	if the structure exceeds 35' shove average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.		See S	ec. Reg.	P end 3		e) 4-stories-or- b)-52 feet- ebove- sverage- building- elovation- er-sateting- grade. See Special Regulations 4 through 8. No mexi- num. See. Special Regulations 18 and 19.			Section 105.25. See also Section 60 of this Chapter,	regulations of Section 65 of this Chapter.  2. No front yard setback is required ediscent to: a. Central Way; b. First, Second, and Third Streets, except within 10 c. Third Avenue between Second Street and Third 5.  3. The minimum required side and/or rear yard abuting to the property of a structure within 100 feet of the PR 3.6 north of this zone may exceed the tower of 2 stories of Fourth Avenue, or Market Street as measured at the con Third Avenue, Fourth Avenue, or Market Street as measured at the con Third Avenue, Fourth Avenue, or Market Street.  6. No portion of a structure within 40 feet of Central Way above the elevation of Central Way as measured aborroperty on Central Way.  7. Structures shall be modulated and tensoed on the his shall be grouped towards the center of the subject property.  8. The maximum height of structures on the subject property or the subject property or the proposed structured in this paragraph will be reviewed and decided upont of the subject property or the proposed structured and this paragraph will be reviewed and decided upont of the subject property or the proposed structured and third paragraph will be reviewed and decided upont of the subject property or the proposed structured and third paragraph will be reviewed and decided upont of the subject property or the proposed structure under this paragraph will be reviewed and decided upont of the subject property or the proposed structure.	Street.  the PR 3.8 zone is 5 is grade or everage build, PLA 7A and PLA 7B in 30 feet above the elimitipoint of the frontage in may exceed the found we the midpoint of the build but this zone. The aparty with tower company with tower company with tower company with tower company with tower company with tower company with tower company with tower company with tower company with tower company with the CBO-1 or CBO-1	net, Ing elevation, but not zones located to the evetion of Third Avenue, e of the subject property or of 3 stories or 39 feet troutage of the subject etalliest building forms conents located towards d by 1 story or 13 feet if 2 zones or matues a parting. Any proposal Development, Chapter
											125 of this Code. As part of the PUD process, the Cit derived from providing this additional parting is suffit building mass.  9. The site must be designed so that vehicles coming for from residential neighborhoods to the north of this zo.  10. If the subject property shuts Third Avenue between F	dent to allow the Incre on and going to the st no. Institute and Second	see in height and e will be directed away Street, or Fourth
ZC-C808/12-29-92						:					Avenue, the site and buildings must be designed to p to Third Avenue and Fourth Avenue. REGULATIONS CONCLUDED	rovide residential char	ecter end scale adjacent
FOOTN	OTES		· •								For other information about parking and parking areas, se For datatis of the regulations in this category, see Chapter For information of the regulations in this category, see Chapter For details of what may exceed this height time, see Chapter For details regarding required yards, see Chapter 115.	100. apter 95.	PAGE

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	ecroes for REGUL	ATIONS		USE Z	Zone CHART Zone Secti n
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יי	CES		REC	UIRED Y	ARDS	æ				<u> </u>	CBD-8   50.45.p
♦     ♦     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Daycare Certer or Mini-School or Daycare Certer (continued)											<ol> <li>A sbc-foot high lence is required along all property tines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property tines by at least 5 feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site pessenger loading area may be required depending on the number of attendess are the extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Heatt Services (WAC 388-73, 388-150, and 388-155).</li> <li>Site design must include installation of pedestrian tribages between public sidewaltor and build enhances and between walkways on the subject property and existing or planned walkways or abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Peter to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set before the first property line one toot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive</li> </ol>
ZC-CBD8P12-22-92											
FOOTN	OTES	}	<u> </u>								PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	o THEN,	ecroso for REGUL	ATIONS		USE Z	ONE CHART
Ĕ	92	,	MINIM	JMS		MA	XIMUMS				Zone Secti n
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	EURED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-8 50.45.q  SPECIAL REGULATIONS
Stacked or Attached DweEing Units  ZC-CBD8/12-29-92	if the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142	None	20' See S	O Pec. Pleg.	O Rend 3	80%	The lower of: a) 5-stories er- b) 52 feet- sboveaveragebuilding- elevationor-existinggrade. See Special Regulations 4 through 8. No mad- mum. Seo Special Regulations 13 and 14.	0	A	1.7 per unti. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter.</li> <li>No front yeard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>That Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side end/or rear yard abuting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or everage building elevation, but not boots.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 3 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed the lower of 4 stories or 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the applicant provides subterranean parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure excells for public parting. Any proposed under this perceptage will be enviewed and decided upon as a Plannet of this public benefit derived from providing this additional parting to sufficient to clow the increase in height and building mass.</li> <li>This use to not permitted on the street level floor edjacent to Central Way.</li> <li>If the subject property abuts Third Avenue between First Street and sca</li></ol>
FOOTN	OTES							L			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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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	321S TO1	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units (continued)											11. She design must include installation of pedestrian integes between public eitdewalke and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  13. 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 five feet that portion accessed 30 feet above average building elevation.  14. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.
ZC-CBD8R12-23-92		<u> </u>									
FOOTN	OTES				<b>_</b>						- 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 yerds, see Chapter 115.

SNC	DIRE	CTI NS	FIRS	T, reed do	on to find use	THEN,	ecross for REGUL	ATIONS		USE Z	NE CHART
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USE DEBA	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility  2G-CBD6\12-22-92	structure exceeds 35' shove everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See S	0 ec. Reg.	0 emd 3	80%	The lower eli- a) 4 steries er- b) 52 feet- aboveeverage- building elevation- or-existing- grade. See Special Regulations 4 through 8. No mexi- mum. See Special Regulations 12 and 13.	A	В	See Section 105.25. See also Section 60 of the Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard setbeck is required adjacent to:  a. Central Way;  b. First, Second, and Third Streets, except within 100 test of PR 3.6, PLA 7A, and PLA 7B zone.  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abuting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but no both.  5. No portion of a structure within 100 feet of the FR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stortee or 30 feet above the elevation of Third Avenue, or Market Street as measured at the midpoint of the trontage of the sch property on Third Avenue, Fourth Avenue, or Market Street.  6. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way as measured above the midpoint of the trontage of the subject property on Central Way.  7. Structures shall be modulated and terraced on the hillaids in this zone. The tallest building form shall be grouped towards the center of the subject property with tower components located towards the pertinear of the subject property.  8. The maximum height of structures on subject property may be increased by 1 stary or 13 feet if applicant provides subterransen perhing for case in the CBD-1 or CBD-2 zones or makes a port of the subject property or the propess of structure evaluation for purporiting. Any propess described to the subject property or the proposed structure evaluation for purporiting. Any propess described to the subject property or the proposed structure evaluation for purporiting. Any propess described to the subject property or the proposed structure evaluation for purporiting the decidence are for the Store the increase in height and building me for the subject property or the propess of the subject
FOOTN	OTES				<del></del>						PAGE  For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yeards, see Chapter 115.

asn REGULATIONS	DIREC	CTIONS	: FIRS	IT, reed doe	in to find use	o THEN,	across for REGUL	ATIONS		USE Z	NE CHART
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♥ ♣	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
							[\$				12. Any portion of a structure that exceeds 30 feet above average building elevation must be set beat from the front properly line one foot for each five feet that portion exceeds 30 feet above average building elevation.
											13. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.
Government Facility	ti the structure	None	20° See S	0 ec. Reg.	0 2 end 3	80%	The lower of:- e) 4-stories or-	1	В	Sea Section	The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	exceeds 35'						b) 52 feet ebove-	Spec. Reg. 9.		105.25. See also	2. No front yard softsack is required adjacent to:
	everage building elevation,						building- elsystion-			Section 60 of this Chapter.	a. Centrel Way;     b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zoneo;     c. Third Avenue between Second Street and Third Street.
	then Process IIB,						er existing-				3. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.
	Chapter 152, and A.D.R. Chapter						See Special Regulations 4 through 8. No maxi-				Height of structure may be measured above existing grade or average building elevation, but not both.
	Otherwise,						num. See Special Regulations 12 and 13.				5. No portion of a structure within 100 feet of the PR 3.8, PLA 7A and PLA 78 zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the troritage of the subject property on Third Avenue, Fourth Avenue, or Market Street.
	Chepter 142										<ol> <li>No portion of a structure within 40 test of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way so measured above the midpoint of the frontage of the subject property on Central Way.</li> </ol>
											7. Structures shall be modulated and terraced on the hilletide in this zone. The tailet building forms shall be grouped towards the center of the subject property with lower components located towards the pertinater of the subject property.
		:									8. The maximum height of structures on subject property may be increased by 1 story or 13 feet if the applicant provides subternamen penting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure exclicitle for public penting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.
ZC-CBD8T12-29-92											REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO	OTES										- For other information about parking and parking areas, see Chapter 105 For datatis of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For datatis of what may exceed this height limit, see Chapter 115 For datatis regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	a THEN,	ecroes for REGUL	ATIONS		USE Z	NE CHART  Zone Secti n
A SS REGULATIONS	80	MINIMUMS				MA	XTMUMS				
	REQUIRED REVIEW PROCESS	REQUIRE			ARDS			1		<b>3</b> 3	CBD-8   50.45.u
		LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Government Facility (continued)  Public Trans2 Sheder	None	None	0	0	0	100%	15 fl. above average building elevation.		See Spec. Reg. 2	None	9. For a Government Facility, Landacape Category A or B may be required depending on the type of use on the subject property and the impacts essociated with the Government Facility on nearby uses.  10. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of the zone.  11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  12. Any portion of a structure that exceeds 30 feet above average building elevation must be set beath from the front property the one feet for each tive feet that portion exceeds 30 feet above average building elevation.  13. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.  14. May be permitted only til it will not unreasonably impede pedestrian movement or create traits assist problems.  25. May install transit route and information signs and markers.
ZC-C8D8U12-23-92				<u></u>							
FOOTNOTES											PAGE  For other information about panking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height finit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	: FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS	. "	USE Z	ONE CHART  Zone Section
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE W	HEIGHT OF WASTRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-8 50.45.v
Public Park  ZC-CBD8V12-29-92	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.	None		a determi			The lower of- 4 etories of- 62-ft, ebove- sverage- building- elevation. See Special Regulations 2 through 6. No maxi- mum. See Special Regulatione 9 and 10.		В	See Section 105.25. See also Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Height of structure may be measured above existing grade or above average building elevation, but not both.  3. No portion of a structure within 100 test of the PR 3.8, PLA 7A, and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Martial Street, as measured above the inhibition of the troritage of the subject property on Third Avenue, Fourth Avenue, or Martial Street, as measured above the elevation of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way, as measured above the midpoint of the troritage of the subject property on Central Way.  5. Structures shall be modulated and terraced on the hillede in this zone. The tallest building tome shall be grouped lowered the center of the subject property with lower components located towards the pertinator of the subject property.  6. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides authormane parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or proposed structure are allative for public parting. Any proposal under this peragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whather the public benefit derived may provide additional parting is sufficient to allow the increase in height and building mass.  7. The alter to Chapter 1 to determine what other provisions of this Code may apply to the subject property from residential neightborhoods to the north of this zone.  8. Paster to Chapter 1 to determine what other provisions of this Code may apply to the subject property building elevation.  10. Height of structure must be consistent with the Downsown P
FOOTN	OTES	5	<b>L</b>		<u></u>						For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height first, see Chapter 115.  For details regarding required yards, see Chapter 115.

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