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:

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

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

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

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

ORD89-60.FEB/TS:∞

Oity 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 User Guide (amended section) 50.05 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 CBD-A, CBD-B, CBD-C, and -CBD-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.

		iiio sai	ripie chan	On and	pugo c			- yakı		o oonii	ше		
		SNO	DIREC	TIONS	: FIRS	T, read dow	m to find us	p THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone Section
		IIC	92	N	MINIMU	JMS		MA	KIMUMS			20	Zone - Secti n
	USE 🗸	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SEE	FRONT	XUIRED Y	REAR .	LOT COVERAGE	HEIGHT OF STRUCTURE	CATEGORY CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
93 ATTACHMENT	This column contains all takes that in this zone le not listed strowed in i Each use it subject to a regulations the column right of that	of the my locate, If a use, it is not his zone. Sted is all of the Ested in a to the use.	This column lists the review processes that the City will use to evaluate and exprove or disapprove each listed use. If no process is listed, no process is review process is required under this procedure, in any event, a building or other permit may be required from the Building Official.	This column lists the minimum required lot size for each listed use. Where applicable, the minimum lot size for each und or ton entire complex is also listed.	minimu for each 115 of a establish structur and ech not take	columns i m yerds re use. Ch vis Code hes what es, impro- vities mar o pisco in d yerds.	quired upter ements, or mey	See Spec. Reg. #1.	This column lists the meadmen height of structures slowed for each use, in most cases, the regulation is expressed as a number of feet shove everage 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 perking requirement for each listed use. For some uses, a specific number of statis is not fisted and a reference is given to a section in the perking chapter that states that the City will determine the perking requirement on a case-by-case bests.	This column contains any special regulations, standards, or decisional criteria that may apply to each listed use. Some of these equitaments 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 Landscaping Calegory for each use. The footnote references the drapter that specifies the buffers that must be provided, departing on the uses or zones that adjoin the subject property. 3. This column lists the sign category for each use. The testnate references the chapter that provides full information on ellowable signs for each use.
TA			OTES	I	 -			J			<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 years, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	ST, reed doe	en to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
Į ž	92		MINIM	JMS		MA	XIMUMS				Zone Secti n
1 5	S3 3		REC	QUIRED Y	ARDS			1		<u>8</u>	CBD-1 50.10.a
A S	REQUIRED REVIEW PROCESS	LOT STZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Fletzil Establishment, other than those specifically listed, timited or prohibited in this Zone, selling goods or providing services, including bending end retated (thancial services) Hotel or Motel	If the situature exceeds 35' shove exceeds 35' shove everage building elevation, then Process (IB), Chepter 152, and A.D.R. Chepter 142 - Otherwise, A.D.R. Chepter 142	None	0	0	0	100%	The lower of- 4-stories or 52 ftshove- avgbidg. elevation. No mand- mum. See, also Spec. Reg's 3 & 4. The lower of- 4-stories or 52-ft. shove- everage- butsting- elevation. No mand- mum. See also Spec. Reg's 7 & 8.	8 8		One per each 125 eq. 11. of gross floor strea. See Section 60 of this Chapter. One per each 350 sq. 11. of gross Goor strea. See Section 60 of this Chapter. One for each room. See Speciel Regulation 5. See Section 60 of this Chapter.	4. A use involving the preparation and consumption of food may include, as part of the use, accessory seating it: a. The seating and associated circulation area does not exceed 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 practice the seating area from being expanded.
Entertaltument, Cultural end/or Recressional Factity								В	E	See Section 105-25 end Section 60 of this Chapter.	The parting requirement for hotel or motel use does not include parting requirements for ancillary meetings and convention facilities. Additional parting requirements for ancillary uses shall be determined on a case-by-case basis. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properly. Any portion of a structure that exceeds 30 fact above average building elsection must be set back from the front property line one foot for each tive feet that portion exceeds 30 feet above average building elsection.
ZC-CBO1\12-9-92										3	8. Height of structure must be consistent with the Downtown Ptan Chapter of the Comprehensive Plan.
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.

SNS	DIREC	CTIONS	: FIRS	iT, read dow	en to find us	a THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
ATIC	83	!	MINIM			MA	XIMUMS			23	Zone Secti m — 50.10.b
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	SIZE		QUIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SORY	REQUIRED PARKING SPACES	30.10.0
₩	REQU	ξg	FRONT	SIDIR	REAR	1 03	HEIG	CATE	SIGN CATEGORY	REQU	SPECIAL REGULATIONS
Fast Food Restaurant	if the structure exceeds 35' above everage building elevation, then Process tills,	None	0	0	0	100%	The lower of detories er- 52-ft, above everage building- elevation. No mod- murs. See also Spec.	٨	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 into one foot for each five feet that portion accesses 30 feet above average.
Private Ctub or Lodge	Chepter 152, end A.D.R. Chepter 142 Otherwise, A.D.R. Chepter	None	0	0	o	100%	Heg's 4 & 5. The lower et- 4-stories er- 52 ft-above- everage- building-	8	В	See Section 105.25 and Section 60 of this	building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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 abuilting right-of-way.
Office Use	142						elevation- No maxi- mum. See also Spec. Reg's 6 & 7.	B	ס	Chapter, One per each 350 eq. ft. of gross (loor area. See Section 60	3. Ancillary essembly and manufacture of goods on premises may be permitted as part of an office use it: 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.
Stacked or Attached Dwelling Units							The-lower el- 6-stories-er- 62-ft-abeve- average- building- elevation:	9	A	of this Chapter. 1.7 per unit. See Section 60 of this Chapter.	4. The following regulations exply to valentnery offices only: a. May only treat small entimets on the subject property. b. Outside runs and other outside facilities for the entimets are not permitted. c. Site 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.H. 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\12-9-92											Any portion of a structure that exceeds 30 feet above overage 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. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOOTN	OTES										PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 90. For information of the regulations in this 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	DIREC	CTIONS	: FIRS	T, reed dow	n to find use	s, THEN,	ecross for REGUL	ATIONS		USE Z	ONE CHART
TI,	122		MINIMU	IMS		_MA	KIMUMS				Zone Section
	ଞ		RE(UIRED Y	ARDS	×				<u> </u>	CBD-1 50.10.c
USE 💆	ᇛᄣ		Ì			COVERAGE	OF JRE	₩ >:	.	A S	
▎▁▔▔░	21 A	SIZE			~	80	H	SCAI	GOR	E SE	
\searrow	REQUIRED REVIEW PROCESS	ξg	FRONT	SIDE	REAR	ξğ	HEIGHT OF STRUCTURE	LANDSCAPR CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-care Center or Mini School or Day-care	structure exceeds 35'	None	0	0	0	100%	The lower of- 4 stories er- 52 ft-shove	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.
Center	sbove gverage						-everage -building-			105.25 and Section 60	2. A six-foot high tenos is required along all property lines adjacent to ociside play ereas,
	building elevation,				60		elevetien			of this Chapter,	Structured play ereas must be set back from all properly lines by at least five feet.
	then Process fills,			ŀ			No mexi- mum. See				4. Hours of operation may be limited by the City to rectuce impacts on nearby residential cases.
	Chapter 152, and						atso Spec. Reg's 8 & 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										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.										Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	Chapter 142								1		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.
				8							9. Height of structure must be consistent with the Downtown Plan Chapter of the Compostensive Plan
Public Utility	Seme as above.	None	0	0	0	100%	The lower of 4-stories or	A	8	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,
							6211. above average			105.25 and Section 60	2. May be permitted only if locating this use in the immediate crea of subject property is necessary
							building- elevation-			of this Chapter.	to permit efficient service to the crea or the City as a whole.
							No mext- mum. See				Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
1							etso Spec. Reg's 4 & 5.				4. Any portion of a structure that accesses 30 feet above average building elevation must be set back
										1	from the front property time one foot 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
ZC-CBD1/12-0-92										L	
		· ·								<u> </u>	For other information about parking and parking areas, see Chapter 105. For datatis of the regulations in this category, see Chapter 100. PAGE
	Care of the second										- For indexess of what may exceed this height limit, see Chapter 105. For indexes of what may exceed this height limit, see Chapter 115.
FOOTN	ULES									-	For details or what may exceed this resign that, see Chapter 115.

DIRECTIONS: TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were. TRIPM, exceed to PROJACTIONS SECURITY OF TRIPT, weed down to find were the project of the address of													<u> </u>		
Coverment Facility Eliza	SNS	DIRE	CTIONS	: FIRS	T, read doe	m to find use	, THEN,	across for REGUL	EMOITA		USE Z	NE CHART	[[-
Coverment Facility Eliza	Ĭ	82		MINIMU	JMS		MA	XIMUMS			5				
Coverment Facility Eliza	1 5	. 8		REC	UIRED Y	ARDS	뙲				B		CBD-1	50.10.0	
Coverment Facility Eliza	USE 💆	a ž	<u> </u>				ER	P. S.	PE K¥	5	8 2			·	
Government Facility The development of the subject property and adjacent ingrits-ori-way must be consistent with the imposition of Section 85 of the Crepture severage building elevation. The master of the subject property and education from the imposition of Section 85 of the Crepture severage building elevation. The master of the Crepture severage building elevation. The master of the Crepture severage building elevation. The master of the Crepture severage building elevation by the master of the Crepture severage building elevation from the Crepture severage building elevation for the Crepture severage building elevation of Section 80 of the Crepture severage building elevation for the Crepture severage building elevation must be set bead, building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be set bead, but the crepture severage building elevation must be consistent with the Downtown First Chapter of the Crepture severage building elevation must be set bead per set at the crepture severage building elevation must be set bead per set at the crepture severage building elevation must be set bead per set at the crepture severage building elevation must be set bead per set at the crepture severage building elevation must be set bead per set at the crepture severage building elevation must be set b	📭 🛴	E C	ZIS	Ę		~			₹ 002	1003	KIN		e e		
## described as Specific and Section 25 of the South Specific and Specific and Section 25 of the South Specific and Specif	<u> </u>	SE SE	8	FRO	ggs	REA	707	STR	CAT	SIGN	REG	, SP	ECIAL REGULATION	NS	
Section to average building bu	Government Facility		None	0	0	0	100%	Secretarian constitutions and		В		The development of the subject prop the regulations of Section 65 of this	perty and edjecent rights-of-way Chapter,	must be consistent with	
TOOLUTION OF THE SE		above average building						everage building elevation			Section 60 of this	type of use on the subject property a	pe Category A or B may be requent the impacts associated with	tred depending on the the Government Facility	
2C-CSD1/12-9-62 Sign and ADE Chapter 162 Chapter 163 Chapter 16		then Process IIB,						mum. See also Spec.					it other provisions of this Code n	ney apply to the subject	
ZC-CSD1/12-9-92 To other biformation about parking areas, see Chapter 105. For others biformation in this category, see Chapter 105. For details of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 105.		152, and A.D.R.						Hegs 4 & 5.				from the front property line one tool	ds 30 feel above average builds for each live feet that portion exc	ng elevation must be set ba genera evota teel 05 cheer	<u> </u>
AD.R. Chapter 142 End of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 105. For obtains of the regulations in the category, see Chapter 115.	1	Chepter 142											nt with the Downtown Plan Chap	iter of the Comprehensive (Plen.
2C-CBD1/124-92 For other biformation about parking 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 105. For details of the regulations in this category, see Chapter 105. For information of the regulations in this category, see Chapter 155. For details of which many accept this health this, see Chapter 115.		ADR.													
For other biformation about parking areas, 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 that, see Chapter 115.															
For other biformation about parking areas, 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 that, see Chapter 115.															
For other biformation about parking areas, 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 that, see Chapter 115.															
For other biformation about parking areas, 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 that, see Chapter 115.								1							
For other biformation about parking areas, 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 that, see Chapter 115.								<u>.</u>							
For other biformation about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height that, see Chapter 115.															
For other biformation about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height that, see Chapter 115.															
For other biformation about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height that, see Chapter 115.															
For other biformation about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height that, see Chapter 115.]							,			
For details of the regulations in 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.	2C-C801/12-9-92			<u> </u>]				<u> </u>						
For information of the regulations in this category, see Chapter 95. For details of what may exceed this height that, see Chapter 115.	1			-							<u> </u>			PAGE	
l u	FOOTN	OTES	}						<u> </u>			 For information of the regulations in this For details of what may exceed this hel 	a calegory, see Chapter 95, ght limit, see Chapter 115.		

SNI	DIREC	CTIONS	FIRS	iT, reed doe	in to find up	L., THEN,	across for REGUL	ATIONS		USE Z	NE CHART
	83		MINIMU	JMS		MA	XIMUMS			23	Zone Secti m
S SEGULATIONS	REQUIRED REVIEW PROCESS		REC	UIRE D	ARDS	Ħ				SPACES	CBD-1 50.10.e
USE S	až	M				COVERAGE	O. B. B. B.	置社	→	8.2	
 	EVE	SIZE	Ę	i		Š	Ħ	SCA COP	GOR		
$\sim \circlearrowleft$	REQ.	5	FRONT	SIDE	REAR	<u> 1</u> 03	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING	SPECIAL REGULATIONS
Public Transit Shelter	None	None	0	0	0	100%	15 fl. above average	_	See Spec.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							building elevation		Reg.		May trestall transit route and information signs and markets.
Public Park	<u>If the</u>	None			don a cas	.	The lower of	_	8	See	The development of the subject property and adjacent rights-of-way must be consistent with the
	exceeds 35		by-case	besis.			4-ctories-er- 52 fl-above			Section 105.25 and	regulations of Section 65 of this Chapter.
	6081679		1				everage- buiking			Section 60 of this	Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	building elevation,						elevation. No maid-			Chepter	3. Any portion of a structure that exceeds 30 feet above everage building elevation must be set beat
	then Process tills,						mum. See also Special				from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
	Chapter 152, and						Regutations 3 and 4.				4. Height of structure must be consistent with the Downtown Plan Chapter of the Composhensive Plan
j	A.D.R. Chapter										
	142			1		ļ					
	Otherwise, A.D.R.		1]						
	Chapter 142										
`	1-4-2										
 											
ļ											
1								s			
1											
ZC-C8D1E/12-9-92											
				T				\Box			- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100. PAGE
TO COTT	~ ~								-		For Information of the regulations in this category, see Chapter 95.
FOOTNO	JIES				,		<u>, </u>				- For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115.
											

-

	DIREC	TIONS		T	- 4- 0-4 -	There's	acrosa for REGUL	TTOMAS .		USF 7	ONE CHART
asn REGULATIONS	Dille	- 110 NG	· HAS	1, 1983 006	m to tifid usi	IMEN,	across for NEGUL				Zone Secti n
ATI	8		MINIMU			MA	XIMUMS			23	CBD-2 50.15.a
<u>1</u>	150		REC	UIRED Y	ARDS	S S				SPACES	
USE S	6 ₹	SIZE				COVERAGE	Q E	A PB	¥	E S	
	REQUIRED REVIEW PROCESS	LOT SE	FRONT	SDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SI	SPECIAL REGULATIONS
A Retell	Ethe.	None	6	<u> </u>	2	100%	er The lower	50 8	≅ O E	See ≥	The development of the subject property and edjacent rights-of-way must be consistent with the
Establishment, other than those	exceeds 32,	, works	ľ	ľ	ľ	100%	of 4 stories or	ı °	-	Section 105.25 and	regulations of Section 65 of this Chapter,
specifically listed,	above						Lakechore Plaza			Section 60	2. The following provisions, which supercede any conflicting provisions of this Chapter, apply only
imited, or prohibited in this zone, selling	average building						measured at			Chapter.	if the subject property abuse or includes a portion of Lake Washington; a. A high waterline yard equal in depth to the greater of 15 leet or 15 percent of the everage percei
goods or providing services, including	elevation, then		1				the mapoint of the		l		depth is hereby established on the subject property. b. Betconies that are at least 15 feet above thished grade may extend up to 4 feet into the high
banking and related (Inancial services	Process IIB, Chapter						frontage of the cubject				waterline yard. c. No structure, other than moored structures, may be waterward of the high waterline. For
	152, and A.D.R.						property on Lakeshore				regulation regarding moorages, see the moorage listings in this zone. d. Must provide public pedestrian eccess from an adjoining right-of-way to and along the entire
Enterteinment, Cultural and/or	Chepter 142		9				-Plaza;	Ð	E	See Section	waterfront of the subject property within the high waterfine yard. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall
Recreational Facility	Otherwise,					Ì	b. The lower- of 8 stories or		ĺ	105.25 end Section 60	require signe designating public pedestrian access and public use areas.
i I	A.D.R. Chapter	ŀ					anch chutting		[of this Chapter.	The following uses are not permitted in this Zone; e. Vehicle service stations.
Hotel or Motel	142	ļ					right-of-way- measured st-	В	E	One for	b. Vehicle or bost sales, repeir, service or rental. c. Drive-in facilities and drive-through facilities.
				•			the midpoint of the		-	each room. See	4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:
		:					trentage of- the-cubject-			Special Regulation	a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removel from the premises.
							property on-		l	6 and Section 60	The outward appearance and impacts of this use with anothery assembly or manufacturing activities must be no different from other retail uses.
			ì				right-of-way:			of this	
		ĺ						_	l _	Chepter.	A case involving the preparation and consumption of food may include, as part of this use, accessory seating it:
Restaurant or Tavem							No maximum.	B	E	One per each 125	The sealing and essociated chautation area does not exceed more than 10% of the gross floor area of this use; and
			Ì				See also Special			gross floor	 b. it can be demonstrated to the City that the foor plan is designed to preclude the seating area from being expanded.
				l			Regulations 10 and 11.	1		Section 60	The perking requirement for hotel or motel use does not include perking requirements for
										of this Chepter.	emiliary meetings and convention tacilities. Additional parking requirements for anciliary uses shall be determined on a case-by-case basis.
ZCCBD2/3-4-92											REGULATIONS CONCLUDED ON NEXT PAGE
20000000		L	<u> </u>	<u> </u>	<u> </u>	L	 	I_ _T _	<u>. </u>		For other Information about parking and parking areas, see Chapter 105.
									L		- 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.
FOOTN	OTES	<u> </u>			B		L_		200000		For details of what requisitions in the call limit, see Chapter 115. For details regarding required yards, see Chapter 115.
											1 or service collected based and complete 110.

	CORP. N. N. O.							_					•
SNO	DIREC	CTIONS	FIRS	T, read don	m to find use	s THÉN,	across for REGUL	ATIONS		USE 2	NE CHART		
ATIC	Š		MINIMU	IMS QUIRED Y	ADDE	MA	KIMUMS			23			ecti n
SS SECULATIONS	REQUIRED REVIEW PROCESS	STZR		ZOIRED I		COVERAGE	HEIGHT OF STRUCTURE	CAPE	CORT	REQUIRED PARKING SPACES	-		
	REQU	101	FRONT	SDE	REAR	Ę	HEIG	LANDSCAPE	SIGN CATEGORT	REQU	SP	ECIAL REGULATIONS	
A Retail Establishment, selling goods or					-						 See Section 18 of this Chapter for in addition, refer to Chapter 1 to de subject property. 	regulations regarding buildnesds and lar dermine what other provisions of this Co	id surface modification. do may apply to the
providing services, including benking and related financial services											This development may also be reg that document.	utsted cruder the City's Shoreline Maste	Program; consult
Entertainment, Cuttural and/or Recreational Facility;			ı								May not use lands waterward of the density.	e high weterline to determine tol size or	to calculate allowable
Hotel or Motel; Restaurant or Tavern (continued)									:		10. Any portion of a structure that exce from the front property line one foot building elevation.	eds 30 feet above average building ele t for each five feet that portion exceeds	ration must be est back 30 feet ubovo average
											11. Height of structure must be consist	iers with the Downtown Plan Chapter of	the Comprehensive Plen
											:		
													1
			,										
ZC-CBD2/12-9-92					ļ				<u> </u>				
											 For other triormation about parking and For details of the regulations in this cale For information of the regulations in this 	gory, see Chapter 100.	PAGE
FOOTNO	DTES										For details of what may exceed this hele. For details regarding required yards, so	ght limit, see Chapter 115.	

								_			
SNO	DIREC	CTIONS	: FIRS	T, read dow	m to find us	o THEN,	sorces for REGUL	ATIONS		USE Z	ZONE CHART
ATTO	833	N	INIMU	MS DUIRED Y	A DINC		XIMUMS			8	Zone Section CBD-2 50.15.c
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDIK	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Cere Center, or Mini School or Day-Cere Facility ZC-C8D2/12-9-92	If the structure exceeds 35' 850Y9 everage building elevation, then 152, and A.D.R. Chapter 142. Otherwise, A.O.R. Chapter 142	None	0	0		100%	e. The lower of 4 stories or 52.1. above beleashore-Plaza measured at the midpolate the excited property on Lakeshore-Plaza; b. The lower each abutting right of way measured at the frontage of the subject-property on each, right of way. No maximum, See Special Regulations 11 and 12.	D	8	See Section 105-25 and Section 60 of this Chapter.	 The development of the subject property and edjacent righte-of-way must be consistent with the requisitors of Section 65 of this Chapter. The following provisions, which supercede any conflicting provisions of this Chapter, apply only the subject property abute or includes a portion of Lake Washington: A high waterfine yard equal in depth to the greater of 15 feet or 15 percent of the average percent, and the second on the subject property. Belconies that are at least 15 feet above thished grade may extend up to 4 feet into the high waterfine yard. No structure, other than moored structures, may be waterward of the high waterfine. For regulations regarding mooreges, see the moorage fishings in this Zone. A 6-foot high fence is required along all property lines edjacent to outside play areas. Structured play areas must be set back from all property lines by at least the feet. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. An on-site passenger loading area may be required depending on the number of attendese and the extent of the shuffing right-of-way improvements. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 368-73, 368-150, and 388-155). 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 subject property. This development may also be regulated under the City's Shorefine Master Program; consult the document. May portion of a structure that accessed 30 feet above average building elevation. Heldel of structure must be consistent with the Downtown Plan Chapter of the Comprohensive Program of the food structure of the consistent with
FOOTN	OTES		- L							L	PAGE For other bromation about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

.

SNO	DIREC	CTIONS	: FIRS	T, reed doe	on to find up	a THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
) E	. 99	N	MINIMU	MS		MA	XIMUMS				Zone - Secti n
J.L.A	CES		REQ	UIRED Y	ARDS	14				83	CBD-2 50.15.d
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Ctub or Lodge Office Use	If the structure exceeds 35' above exceeds 35' above everage building elevation; then Process IBS, Chapter 152, and A.D.R. Chapter 142	None	0	0	0	100%	e: The- lower of 4- stories or 52- fl. showe Lekeshore- Plaze- measured al- the microins of the subject- property on- Lekeshore- Plaze: b: The towar- of 3-stories or 69-fl. showe- each shutting- right of way- measured al- the microins of the frentage of- the subject- property en- each- child subject- property e	В	8 D	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.	 The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject properly abuts or includes a portion of Lake Washington: A high waterfine yard equal in depth to the greater of 15 ft, or 15 percent of the average paradepth is hereby established on the subject properly. Becomise that are at least 15 feet above this had grade may extend up to 4 feet into the high waterfine yard. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone. Must provide public pedestrian access from an ediphring right-of-way to and along the entire
FOOTNO	OTES								L		PAGE 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.

							_	•		See	
SNO	DIREC	TIONS	: FIRS	T, read don	in to find us	o THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
LATIC	ESS	N	MINIMU REC	JMS DUIRED Y	ARDS		XIMUMS			83	Zone Secti n CBD-2 50.15.e
C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	SIDE	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 Picn Chapter of the Comprehensive Pic.
Stacked or Attached Dwelling Units ZC-CBD2/12-9-92	Effecting structure struct	None	0	0	0	100%	a-The-lower of-5 stories of 52.1. shows between the testopore Plaze measured at the midpoint of the trongs of the subject property.on. Indestrore Plazes b-The-lower of 4 stories or 30 ft-above each ebutting signification and the trongs of the midpoint of the trongs of the subject property on each right-of-way. No maximum, See Special Regulations 7 and 8.	В	A	1.7 per unit See Section 60 of this Chapter,	 The development of the subject property and edipoent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: A high waterthe yeard equal in depth to the greater of 15 ft. or 15 percent of the swerage percel depth is hereby established on the subject property. Betconless that are at least 15 feet above thrished grade may axiend up to 4 feet into the high waterfine yeard. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding mooreges, see the moorage listings in this Zone. Must provide public pedestrian access from an edipting right-of-way to and along the entire waterfront of the subject property within the high waterfine year. In addition, the City may require that part or all of the high waterfine yeard be developed as a public use area. This use may be located on the street level floor of a building only if there is an intervening retail stone front between this use and the abuting right-of-way. See Section 18 of the Chapter for regulations regarding buildnesse and lend surface modification, the addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. This development may also be regulated under the City's Shoreline Messer Program; consult that document. May not use lands waterward of the high waterfine to distermine to stee or to calculate allowable density. Appendion of a structure that exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
					<u> </u>	I					- For other information about particing 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.
FOOTN	OTES	-					1				For details of what may acceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

ons	DIREC	CTIONS	FIRS	T, reed dow	in to find use	o THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
S S S S S S S S S S S S S S S S S S S	ROCESS		MINIMU	JMS QUIRED Y	ARDS		XIMUMS			SPACES	Zon Secti n CBD-2 50.15.f
\bigcirc	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING	SPECIAL REGULATIONS
Public Access Pier or Boerdwelk ZC-CBD2F/12-29-9	Process IIB Chapter 152 and ADR Chapter 142	None	water 0 Weter water 0 See a	O Meand of th	O hilgh O	3	Pier decks may not be more than 24 ft. above mean sea level. Diving beards and similar leatures may not be more than 3 ft. above the deck.		See Spec. Reg. 8		1. The development of the subject property and adjacent rights-of-way must be consistent with tragulations of Section 65 of this Chapter. 2. No accessory uses, buildings, or activities may be permitted as part of this use. 3. If a structure will extend waterward of the inner Harbor Line, the applicant must obtain a team the Washington State Department of Natural Resources prior to proposing this use. 4. May not treat structures with creasons, oil base, or toxic substances. 5. Must provide at least one covered and secured waste receptable. 6. All utility lines must be below the pier dock and, where feasible, underground. 7. Plens must be adequably fit; the source of the light must not be visible from off the subject property. 8. The pier or boardwaft must display the street address of the subject property. The address is be oriented to and visible from the lake with latters and numbers at least 4 inches high. 9. The side property line yards may be reduced for over water public access piece or boardwafts which connect with waterfront public access on adjacent property. 10. See Section 18 of this Chapter for regulations regarding buildness and land surface modificatin addition, rater to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 11. This development may also be regulated under the City's Shoreline Master Program; constant document. 12. May not use lands waterward of the high waterline to determine tot size or to calculate allowed density.
FOOTNO	OTES		L								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.

	-										نج ا	•	,
	SE SELLATIONS		DIREC	TI NS	: FIRS	T, read dow	n to find us	o THEN,	screen for REGUL/	THOMS		USE Z	ONE CHART
Į.	1		9		MINIMU	MS		MA	CIMUMS			83	Zone Section
	A.H.	§	, SI		REC	UIRED Y	ARDS	E)				SPACES	CBD-2 50.15.g
US	SE S		PRO		i			25	75	₩ ₩		A B	
1 6	 1 ≥	۱ ۱	IIRE EW	SIZE				COVERAGE	i i i	20	GOR	125	
	<u> </u>	>	REQUIRED REVIEW PROCESS	707	FRONT	STOR	REAR	101	HEIGHT OF STRUCTURE	Landscape Category	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
	rage FacEt or Two Bos		A.D.R. Chepter	None	weder	erd of the	telgeti O	100%	Pler decks mey not be	•	See Spec.	See Section 105,25 and	 The development of the subject properly and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter,
			142		wester	5.550.	negh		more then 24 ft. above mean set		Fleg. 10	Section 60 of this	No accessory use, buildings, or activities are permitted as part of this use. Various accessory components are permitted as past of a General Moorage Facility. See that listing in this Zone.
						10' so Specia siton 8			lovel, Civing boards and similar features may			Chapter.	 Moorage structures may not extend waterward beyond a point 150 ft, from the high waterline, in addition, plans and doctor may not be wider than is reasonably necessary to provide sale access the the boats, but not more than 6 feel in width.
									not be more than 3 ft, above the				 If moorage structures will extend well-award of the firmer Hazbor Line, the applicant most obtain a lease from the Wastington State Department of Natural Resources prior to proposing this use.
			!						deck,				5. Many not treat attractures with crecepts, off-based, or louic archetences.
			_	ļ									Missoned structures may not be closer than 25 feet to enother moored structure not on the explicit property.
									•				7. Must provide at least one covered and secured waste receptacle.
-			1	!		,		}	ļ	1	i		8. AB utility these mount be below the plan deck and, where leasible, underground.
													Piere must be adequately it; the source of the light must not be visible from off the subject property.
}													 Moored structures must display the about address of the subject property. The address must be oriented to end visible from the late, with latters and numbers at least 4 inches high.
		0		ŀ			l	L		l	l	l	11. Covered moorage is not permitted.
				<u> </u>									12. A high websitive yeard equal in depth to the greater of 15 feet or 15% of the everage perceil depth intereby established on the subject property. No structure other than moorage structures may be within the high weberine yard.
													13. See Section 16 of this Chapter for regulations regarding buildheads and land surface modification in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZCC	CBD2G/1-2-	-92											14. This development may also be regulated under the City's Shoreline Master Program; consult that document. REGULATIONS CONCLUDED ON NEXT PAGE
F	001	rn(OTES	<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.

			1-00								
S S SEGULATIONS	DIREC	CTIONS	FIRS	T, reed doe	on to find up	o THEN,	earces for REGUL	ATIONS		USE Z	NE CHART
] 21			MINIM	IMS		MA	XIMUMS	T			Zone – Secti n –
\{\cdot \}		· · · · · · · · ·		UIRED Y	ARDS			1		23	CBD-2 50.15.h
[5	ğ	Į į					- 160			¥.	
USE E	日三	異		1		TER .	55	22	≿	E S	
 	2 A A	SIZE	Ę			COVERAGE	<u> </u>	ទីន	9	ĔŠ	
	REQUIRED REVIEW PROCESS	5	FRONT	SDE	REAR	ğ	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	14.14		<u> </u>	-S-	 		# 00	30	80	~~	
Moorage Facility For One or Two Boats											 May not use tands waterward of the high waterline to determine tot size or to calculate allowable density.
(continued)				ł							
General Moorage	Ртосева КВ,	None,	0	0	0	100%	Landward of	See	В	See	The development of the subject property and expanent rights-of-way must be consistent with the
Factity	Chapter 152 and	but must have at	See Reg.	£290	Spec.	1	the high waterline, the	Spec. Reg. 6	See	Section 105,25 and	regulations of Section 65 of this Chapter.
1	A.D.R.	least 100			ł		lower of 3	1.09.0	Spec.	Section 60	2. The City will determine the meadman allowable number of morages based on the following
	Chepter 142	ft. of frontage			1		sterice-or-00-		Reg. 15	of this Chapter.	factors: a. The topography of the ease.
	8001	on Lake					окетада.				 The ability of the land waterward of the high waterine to support the moorages.
		Wash- Ington					building elevation. <u>No</u>				c. The nature of nearby uses. d. The potential for traffic congestion.
	1						meximum. See Special				e. The effect on existing hebitets.
					Į.		Regulations	l			3. Moorage structures may not be larger than is reasonably necessary to provide acte and
	1				1		23 and 24. Waterward of		1	1	reasonable moorage for the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that:
		1		ł			the high]		The moorage structures do not extend waterward of the point necessary to provide
	:	į				l	waterline, pler decks				reasonable draft for the boats to be moored, but not beyond the Outer Harbor Line. b. The moored structures are not larger than is necessary to moor the specified number of boats.
							may not be		ļ		 The moored structures will not interfere with the public use and enjoyment of the water or
					1		more then 24 ft. above				create a hazard to navigation.
					1		mean sea level. Diving				 The following accessory components are allowed if approved through Process II. Chapter 155: Gas and oil sale for boots, if:
					1		boards and				Storage tanto as see underground and on dry land; and
	l				į .		eimiler leatures may		Į .	l	The use has tactities to contain and clean up of and gas apits. As the standard which is no execution for any standard and something the standard which to
							not be more				 An over-water shed, which is no more than 50 equare feet and not more than 10 feet high so measured from the deck, accessory to oil and gas sale for boat.
	İ	1					then 3 ft. above the	Į.			c. Bost and motor sales and leasing. d. Bost or motor repair and service fi:
B							deck.				 This activity is conducted on dry land and either totally within a building or totally sight
											screened from adjoining property and the right-of-way; and 2) All dry land motor testing is conducted within a building.
									Į		Meeting and special events rooms.
				2	•				1		5. Must provide public pedestrian access from an adiotring right-of-way to and along the entire water-
											front of the subject property within the high waterline yard. In addition, the City may require that
ZC-C802H/12-9-92	1	1		}			1	1	1		part or all of the high waterine yard be developed as a public use erea. The City shall require signs designating public pedestrian eccess and public use areas. CONTINUED NEXT PAGE
	<u> </u>		Щ	<u> </u>		I	J	! 	┖┯		
				i			1			_	For deteils of the regulations in this category, see Chapter 100.
THE COURSE	صريونية م										For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
FOOTN	OIES	i		L			-				For details regarding required yeards, see Chapter 115.
L											

	ž.							_					
SNO	DIREC	CTIONS	: FIRS	T, read doe	in to find use	o THEN,	across for REGUL	ATIONS		USE 2	ONE CHART		
l H	83	N	MINIMU	MS		MA	XIMUMS			80			Section —
	OCE		REC	UIRED Y	ARDS	뜅				ACE	 	CBD-2	50.15.i
SS REGULATIONS	65 % F 25 %	SIZE	_			COVERAGE	T OF	APE JRY	7	G SF	L		
₩	REQUIRED REVIEW PROCESS	LOT SI	FRONT	SIDE	REAR	101 00	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	CIAL REGULATIONS	
General Moorage Facility (continued)											The City may require the applicant to property. The City will use the require	o install a buffer between the subject remerts of Chapter 95 as a guide to	property and adjoining requiring a buffer,
											7. At least one pump-out facility shall be easily accessible to the general public	e provided for use by the general po ils and clearly marked for public use.	blic. This facility must be
									1		Must provide public restrooms unless on the subject property,	s moorage is available only for the r	esicients of dwelling units
	If moored structures will extend waterward of the timer Herbor Line, the applicant must obtain lease from the Washington State Department of Natural Resources prior to proposing this use												
			at .							1	10. May not tree! moored structures with	a creoscie, oli-based, or toxic subste	nces.
											11. No moorage structure may be within a. 100 ft. of a public part;		
1						,		,			b. 50 ft, of any abuting lot that cont c. 25 ft, of another moorage structure.	ne not on the subject property.	٠
											12. Must provide at least two covered an		
											All utility thee must be below the plea Pleas must be adequately it; the sour	•	
											property.	eco ce nas efter veter introdade Astrolo fu	an ou me emisea
											 Moored structures must display the s oriented to and visible from the lake, 		
											16. Covered moorage is not permitted. /	Alectrafi moorage is not permitted.	
											A high waterline yerd equal in depth in hereby established on the subject provides the high waterline yeard.	to the greater of 15 ft. or 15% of the openly. No structure other than mod	average pexcel dapth is rage structures may be
											18. Balconies that are at least 15 ft, above yard.	ve limitshed grade may extend up to o	it. Into the high wederline
									į		19. No structures, other than moorage st	tructures, may be wederward of the I	igh wziertne.
ZCC802V1-2-92			لــِــا				<u> </u>				REGULATION	IS CONTINUED ON NEXT PAGE	
FOOTNO	TTC										For other information about parking and pr For details of the regulations in this calego For information of the regulations in this calego For details of what may exceed this height	ory, see Chapter 100. ategory, see Chapter 95.	PAGE
			-	L_						_	For details regarding required yards, see (ı

													,
SNC	DIREC	CTIONS	FIRS	T, reed dow	n to find use	a THEN,	acroes for REGUL	ATIONS		USE 2	ONE CHART	7	
CATIC	SESS.	N	INIMU REC	IMS DUIRED Y	ARDS		KIMUMS			83			ecti n
S S S S S S S S S S S S S S S S S S S	ED PROC	M				COVERAGE	OF URE	2 X	≿	ED G SPAC	[
♥ 🖒	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPI	CIAL REGULATIONS	
General Moorage Facility (continued)			en.			,			,		See Section 18 of this Chapter for r in addition, refer to Chapter 1 to da subject property.	equisitions regarding buildheads and is lermine what other provisions of this C	nd surface modification. ode may apply to the
						3					21. This development may also be seguined.	deded under the City's Shoreline Maste	r Program; consult that
								a a			22. May not use lands weterward of the density.	high weterline to determine tot size or	to calculate allowable
											23. Any portion of a structure that exce from the front property the one foot building elevation.	eds 30 feet above average building ele for each five feet that portion exceeds	vellon must be set back 30 lest above average
											24. Height of structure must be consiste Plan.	and with the Downtown Plan Chapter of	the Comprehensive
								12 12 14					
								63 64					
								-10			·		
ZC-CB02J/12-9-92													
						<u> </u>				L	- For other information about parking and - For datatis of the regulations in this case - For information of the regulations in this	gory, see Chapter 100.	PAGE
FOOTN	OTES						<u>L</u>				For details of what may exceed this help For details regarding required yards, see	fit Britt, see Chapter 115.	

.

SNC	DIREC	CTIONS	FIRS	iT, read doe	n to find up	THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
LATIC	ESS	!	MINIMU	JMS OUIRED Y	ARDS		XIMUMS			Ħ	Zone Secti n CBD-2 50.15.k
C S	REQUIRED REVIEW PROCESS	1721S 1.071	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government FecEty ZC-CBD2K/12-9-92	Ettise structure exceeds 35' above 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	0	0	100%	e: The lower of 4 stories of 52 ft-shove Letwinous Rapa measured eithe mitpoint of the subject property en-Letwinous et 8 stories er 69 ft. shows each shutting right of way measured eithe troriage of the subject property en each right of way. No meximum. See Special Cleausations it and 8.	C See Spec. Reg. 2	8	See Section 105.25 and Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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 essecteded with the Government Facility on nearby uses. May be permitted only if locating this use in the immediate area of subject property to necessary it permit efficient service to the area or the City es a whole. No structures, other than moorage structures, may be waterward at the high waterline. For regulations regarding moorages, see the moorage fishings in this Zone. See Section 18 of this Chapter for regulations regarding buildneeds and tend surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. This development may also be regulated under the City's Shoretine Master Program; consult that document. May not use lands waterward of the high waterline to determine for size or to octoutate allowable density. Any portion of a structure that exceeds 30 feet above average building elevation must be set beat from the front property the one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
ZC-CBD2K/12-9-92	<u> </u>				لــــــا		<u> </u>				
FOOTNO	DTES										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.

										<u></u>	
ASO REGULATIONS	DIRE	CTIONS	5; _{FIR}	ST, read dor	em to find us	M THEN	N, acroso for REGUL	ATIONS		USE 7	ZONE CHART
İ	8		MINIMU	IUMS		M/	AXIMUMS			T	Zone - Secti n -
Ì	D PROCESS		RE	EQUIRED Y	/ARDS	- 1		1	1	SPACES	CBD-2 50.15.I
USE 🛱	l ^e ž	ļ _ķ	ł		'	ERAG	PO SE	₩ ►	١,	88]
	CIR	SIZE	lk			COVERAGE	声	SCAF	GOR		
<u> </u>	REQUIRED REVIEW P	703	FRONT	SIDE	REAR	3	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Public Transit Shelter	None	None	°	0	°	100%	15 ft. above average building	-	See Spec.	None	May be permitted only to it will not unreasonably impede pedestrian movement or create traffic safety problems.
	1				'		elevation		Reg. 2		2. May instell transit route and information signs and markers.
	'				!		! !				This development may also be regulated under the City's Shoretine Mester Program; consult that document.
	'				'						May not use lands well-award of the high waterline to determine lot size or to calculate allowable density.
Public Park	fi the structure	None	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		termined on case besis		eThe-lower of-4 stories-or	5000	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.
	syceega 32.			'	1 '	'	52ff, above Lakeshore Plaze			105.25 end Section 60 of this	The design and facilities of the park should emphasize its waterfront location,
	building elevation, then						measured at the midpoint of the			Chapter.	See Section 18 of this Chapter for regulations regarding buildheads and land surface modification, by addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	Process IIB, Chapter 152, and		'	'			frontage-of- the eubject- property-en-				This development may also be regulated under the City's Shoreline Master Program; conscil that document.
	A.D.R. Chepter 142						Lakeshere Plaze; tr: The lower			!	May not use lands waterward of the high waterline to determine tot size or to calculate allowable density.
.!	Otherwise, A.D.R.	1	1	1 '		'	of-3 stories or- 39 ft. above each ebutting	'		'	6. Any portion of a structure that accessed 30 feet above everage building elevation must be set back from the transfer properly line are fact for each that feet that
. ['	Chapter 142	1 '	1. 1	'	1 1	1 '	right-of-way	1		1	from the tront property line one foot for each five feet that portion exceeds 30 feet above everage building elevation.
		1 '	1	1 !	1 1		the midpoint of the	1 '		'	7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
'	1 1	1 '	1 /	1	1 1	 	frontage of the subject	I = I		1 '	
1	l = l	1 1	[[1 1	preparly-	I = I		1 '	
1	1 1	1 1	1	1 1	1 1	1 /	rigiti-ol-way .	1 1	'	1	
ZC-C8D2L/12-8-92							No mad- mum. See Spc Reg 68.7				
				T			- -		\top		For other information about parking and parking areas, see Chapter 105.
FOOTNO	OTHS.	į		ĺ					<u> </u>		For details of the regulations in this extegory, see Chapter 100. For information of the regulations in this extegory, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
# OO #1.	———										For details regarding required yards, see Chapter 115.

.

SNO	DIREC	TIONS	: FIRS	T, read dow	n to find uo	a THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
	ESS	N	AINIMU	MS WIRED Y	APDS		XIMUMS			ß	Zone Secti n CBD-3 50.20.a
C E C REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Entertainment, Cuttural, end/or Recreational Factity Hotel or Motel	fi the structure exceeds 35' shove everage building elevation, then. Process IIB, Chepter 152, and A.D.R. Chepter 142 Otherwise, A.D.R. Chepter 142	None	20'	0	0	80%	The lower of detories or 394, chove-swerage building elevation. See Spec. Reg. 2. No meximum. See Special Regutations 8 and 9.	8	E	See Section 105.25, Also see Section 60 of the Chapter, Cne for each roors. See Spec. Reg. 4. Also see Section 60 of the 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 2nd Avenue South shufting Planned Area 6C may exceed 25 feet above everage 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 attending equirements for smottery meetings and convention tectifies. Additional parking requirements for smottery meetings and convention tectifies. Additional parking requirements for smottery uses shall be determined on a case-by-case basis. 5. 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 tecade 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 Facade Regulation' for further details. 6. Size and building design must include instatiation of padestrian brivages consistent with the major padestrian 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 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 lood 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>		-	-					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 that, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	: FIRS	T, reed dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
ATIC	ESS		AINIMU REC	JMS DUIRED Y	ARDS		XIMUMS			ន		Zone H CBD-3	Section 50.20.b
(T) SE REGULATIONS	REQUIRED REVIEW PROCESS	r size	FRONT			r coverage	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
<u> </u>		ĮQĮ		SDE	REAR	Įδ		2 2	1		SPECIA	L REGULATIONS	
Restaurant or Tavem	If the structure exceeds 35' above average building elevation, then Process IIB, Chepter 142	None	20'	•	0	80%	The lower of 2-stories or 39 ft. stories or 39 ft. stories or service building elevation. See Spes. Reg 2. No mendmunt. See Special Regulations 8 and 9.	В	E	One per each 125 sq. ft. of gross floor sres. See Section 60 of this Chapter.	1. The development of the subject property an regulations of Section 65 of this Chapter. 2. No portion of a structure within 100 feet of the Planned Area 6C may exceed 25 feet above 3. Primary vehicular access to the subject properties as a second Street South and State Str. 4. If a portion of a structure is adjoining a low of a. The height of that portion of the structure elevation, or b. The horizontal length of any tacade of the boundary of the low density zone shall in See the Section in Chapter 1.15 entitled "Dis Horizontal Facade Regulation" for further despite the facilities and drive-through facilities. 5. Drive-in facilities and drive-through facilities. 6. Site and building design must include install pedestrian routes in the Downtown Plan ch. 7. Refer to Chapter 1 to determine what other is Any portion of a structure that exceeds 30 factors the front property line one foot for each building elevation. 8. Histori of structure must be consistent with the first provide and structure that exceeds 30 factors the first provide access that the first provide access that the first provide access that the first provide access that the first provide access to the first provide access to the structure that exceeds 30 factors the first provide access to the first	the southerly boundary of Se the average building elevation perly may not be directly tro- treet unless no other atternal density zone, then either: the shall not exceed 15 feet at that portion of the structure we not exceed 50 feet in width, stance Between Structures is etails. It are not permitted in this zon tation of pedestrian linkages rapter of the Comprehensive provisions of this Code may leet above average building of the feet that portion excees	cond Avenue South abutting on Second Avenue South five exists, bove average building fisch is peraliel to the Regarding Madinum ne. consistent with the major Plan. apply to the subject property. elevation must be est back de 30 feet above average
ZC-CBD3/12-0-92	<u> </u>						<u> </u>						
FOOTN	OTES		<u> </u>			 					For other information about parking and parking. For details of the regulations in this category, se. For information of the regulations in this categor. For details of what may exceed this height find, For details regarding required yards, see Chapt	ee Chapter 100. ry, see Chapter 95. , see Chapter 115.	PAGE

SNC	DIREC	CTIONS	: FIRS	T, reed doe	en to find use	a THEN,	across for REGUL	ATIONS		USE Z	NE CHART
	50	N	MINIMU	JMS		MA	XIMUMS				Zone Secti n
1 3	CES		REC	UIRED Y	ARDS			i		8	CBD-3 50.20.c
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Retail Establishment, other than those specifically listed, limited, or providing goods or providing services including banking and related financial services	if the structure exceeds 35' above average building elevation, then, Process IIB, Chapter 152, and A.D.R. Chapter 142	None	20*	0	0	80%	The lower of 3 stories or 39-11, showe average building-elevation. See Spec, Reg. 3. No meximum. See Special Regulations 10 and 11.	8		One per each 350 sq. ft. of gross floor erea. 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 following uses are not permitted in this Zone: a. Vehicle service stations. b. Vehicle or boat sates, repair, service, or rental. c. Fast tood restaurants. d. Drive-in facilities and drive-through facilities. 3. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuting Planned Area 6C may exceed 25 feet above average building elevation. 4. 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 atlemative addits. 5. Anatitary 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 available for purchase and removal from the premises. b. The outward appearance and impacts of this use with anatistry assembly or manufacturing activities must be no different from other retail uses. 6. A use involving the preparation and consumption of food may include, as part of the use, accessory easing it: a. The seating and associated directation area does not exceed 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. 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 height of that portion of the structure shall not exceed 15 feet above average building elevation, or c. The height of that portion of the structure shall not exceed 50 feet th width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for turther details. 9. Ste and building design must include installation o
20-0009124-82						<u> </u>	<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.
FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRE	IT, med doe	m to find un	o THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
TTC	82		MINIMU	JMS	•	MA	XIMUMS				Zone Section
JLA	ğ		REC	QUIRED Y	ARDS	. H]	1	8	CBD-3 50.20.d
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Fietz! Establishment, other that those specifically listed, fimited, or prohibited in this Zone, selling goods or providing services, including beniding and related financial services (continued) Private Lodge or Chib	If the structure exceeds 35' above exceeds 35' above everage building elevation, then Process till, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20'		0	80%	The lower of seteries er as R. shows average building elevation. See Spec. Reg. 3. No minimum. See Special Regulations 7 and 8.	C	В	One per each 350 eq. fl. of gross floor area. See Section 60 of this Chepter.	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 everage 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 edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. Primary vehicular excess to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other effective exists. 3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South abutiling Planned Area 6C may exceed 25 feet above average 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 average building elevation, or b. The height of that portion of the structure shall not exceed 15 feet in which. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details. 5. Sha and building design must include installation of pedestrian Enlarges consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 6. 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 shows average building elevation must be set beach from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
ZC-CBD3/12-9-92								1			
FOOTN	OTES								L		For other biformation about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For biformation of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

DIRECTIONS: 1997, and down to hid are Tricks, seroes for PECILATIONS USE 20NE CHART ZORE GBD-3 SPECIAL REGULATIONS Office Use LER. HINMINS NOTIFICATION S. OFFICE STATES OFFICE						_							
SPECIAL REGULATIONS Elig. So So So So So So So S	92	2	DIREC	CTIONS	FIRS	T, read dow	n to find us	o THEN	, across for REGUL	ATIONS		USE 2	
SPECIAL REGULATIONS Elig. So So So So So So So S	ATIC		S ₃					MA	XIMUMS		i	92	
SPECIAL REGULATIONS Elig. So So So So So So So S	USE C		ROCI		REC	UIRED Y	ARDS	¥ CK	· 🖼			PACE	CBD-3 50.20.8
Office Use Effect More Strick		1	IRED EW P	SIZE	본			OVE:	E CITO	SCA PB SORY	CORY	IRED ING S	
advoiced 30 miles of the Company of the content of		\geq	REQT REVI		FRON	SIDE	REAR		HEIG	CATE	SIGN	REQU PARK	SPECIAL REGULATIONS
servings britting was to servings britting selection. See Spec. Process IB, Creation Comparison of the comparison of th	Office Use		structure	None	50,	0	0	80%	3-stories-of-	C	D	each 350	The development of the subject properly and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
Section 6 of the Sectio		l l	ачегада						building-			gross floor area.	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.
Capter 152, and ADR. Chapter 154. Chapter 155. ADR. Chapter 154. Chapter 155. ADR. Chapter 155. Chapter 155. ADR. Chapter 155. Chapter 155. ADR. Chapter 156. Chapter 157. ADR. Chapter 158. Chapter 158. ADR. Chapter 158. Chapter 158. ADR. Chapter 159. Chapter 159. ADR. Chapter 150. Chapter 150. ADR. Chapter 150. Chapter 150. ADR. Cha			then						Reg. 3.			of this	No portion of a structure within 100 feet of Planned Area 5C may exceed 25 feet above average building elevation.
C. Sile must be designed so that noise from this use will not be excited of the calgled property. A contribution to the self-cit, signed by an Acoustical Engineer, must be submitted with the ADR. Chapter 142 Chapter 142 5. Annibray assembly and manufacture of poods on the premises of this use are permitted only it: a. The assentated or manufacture of poods on the premises. b. The outward expectance and impacts of this use with another upon this use, and or eventable for promoses not removed from the permises. b. The outward expectance and impacts of this use with anothery assembly or manufacturing excitis must be no different from other stack use with anothery assembly or manufacturing extra the submitted of the portion of a structure shed in the structure which is persist to the boundary of the law density one start and not exceed 15 feel above everage building elevation, or b. The hostocial length of enty lecode of that portion of the structure which is persist to the boundary of the law density one start and not exceed 50 feel to width. See the Sociation in Chapter 115 entitled "Detarces Between Structures Reporting Maximum Hostocial Feador Regulation" for nutrier details, 7. Site and building decign, must include stratification of pedication stratages consistent with the major podestrian routies in the Downtown Plan chapter of the Comprehensive Plan. 8. Refer to Chapter 1 to detarmine what other provisions of this Code may apply to the subject property. 9. Any portion of a structure that assessed 30 feel above average building elevation must be set best. The fort property this one loot for each five legt that portion exceeds 30 feel above average building elevation must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. For other himmation choot puriting and parting cases, see Chapter 105. For other himmation elevat puriting and parting and parting cases. Chapter 105. For third with the own second this height lant, see Chapter 115.	1		Chapter 152, and						Special				a. May only treat small entinets on the subject property.
ADR Chepter 142 5. Anothers assembly and manufacture of goods on the premised only it. a. The assembly and manufacture of goods are directly related to and dependent upon this use, and are credibile for purchase and remove from the premises. b. The outward appearance and remove from the premises. c. The height of this position of the structure is adjoining a low density zone, then either excited the send of the portion of the structure is adjoining a low density zone, then either. a. The height of this position of the structure which is permisel to the boundary of the low density zone strail not exceed 55 feet it width. See the Sociation in Chapter 115 entitled "Distance between Structure Regarding Mandmurn Horizontal Facade Regulation" for further deteids. 7. Site and building design must include installation of pedestrian tristages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 8. Retire to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 9. Any portion of a structure with the occession 30 feet shows overage building steerding must be act booth from the form property this own foot for each five feet provisions of this Code may apply to the subject property. 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. For other information about purching and pertring cases, see Chapter 105. For other information about purching and pertring cases, see Chapter 105. For other information to the regulations in this category, see Chapter 105. For other information about purching and pertring cases, see Chapter 105. For other information to the regulations in this category, see Chapter 105. For other information in the category, see Chapter 115.	<u> </u>		Chapter 142										c. Site must be designed so that noise from this use will not be exidible off the subject property. A contilization to this effect, signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.
and are extilated for purchase and removed from the premises. b. The outward appearance and impacts of this use with excitance generally or manufacturing extitities must be no different from other stact. I are not exceeded 15 feet above exercipe building extinction of a structure is ediphring a low density zone, then either: a. The height of that portion of the structure shell not exceed 15 feet above exercipe building elevation, or b. The horizontal length of early tacade of that portion of the structure which is perceive to boundary of the low density zone shall not exceed 30 feet in width. See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Horizontal Prescribe Plan. 7. Site and building design must include installation of pedestrian thingses consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 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. 2C-CBD3/12-9-82 CF or other information about parking area, see Chapter 105. For other information in this category, see Chapter 105. For other information in this category, see Chapter 105. For details of the regulations in this category, see Chapter 155. For details of what may accosed this height that, see Chapter 155. For details of what may accosed this height that, see Chapter 155.			A.D.R. Chepter										5. Anchary essembly and manufacture of goods on the premises of this use are permitted only if:
a. The helpit of that portion of the structure shall not exceed 15 feet above everage building elevation, or b. The hortzontal length of any facade of that portion of the structure which is penallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Behween Structures Regarding Maximum Hortzontal Facade Regulation" for turther details. 7. 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. 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 shove average building elevation must be sai beath from the front property line one tool 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. For other information about parting areas, see Chapter 105. For details of the regulations in this category, see Chapter 105. For feetals of the regulations in this category, see Chapter 115.			i				:						and are evaluate for purchase and removal from the premises. b. The outward appearance and impacts of this use with anothery essentially or manufacturing
b. The hortzontal length of any tacade of that portion of the structure which is pencilal to the boundary of the low density zone shall not accessed 50 leaf in width. See the Section in Chapter 115 entitled 115 entitled 115 entitled 105 times Between Structures Regarding Mandmum Hortzontal Facade Regulation* for hurther details. 7. Site and building design must include installation of pedestrian findages correlated with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 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 shove average building elevation must be set beath from the front property the one loot for each five feet that portion exceeds 30 feet shove average building elevation. 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. For other information about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 165. For details of the regulations in this category, see Chapter 165. For details of the regulations in this category, see Chapter 165. For details of the regulations in this category, see Chapter 165. For details of the regulations in this category, see Chapter 165.													The height of that portion of the structure shall not exceed 15 feet above average building
pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 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 shove average building elevation must be sat treat from the front property the one tool for each five feet that portion exceeds 30 feet above average building elevation. 2C-CBD3/12-9-92 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. For other information about parting and parting areas, see Chapter 105. For details of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.												•	The horizontal length of any tacade of that portion of the structure which is penalist to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Balween Structures Regarding Maximum.
2C-CBD3/12-9-82 9. Any portion of a structure that exceeds 30 feet above average building elevation must be set beat from the front property time one tool 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. For other information about parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.					!								
TO THO TES Internation of the regulations in this category, see Chapter 105. For details of what may exceed this height limit, see Chapter 115.													8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert
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.													from the front property time one toot for each five feet that portion exceeds 30 feet above average
For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.	ZC-CBD3/12-0-1	92											10. Heldhi of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
For details of what may acceed this height limit, see Chapter 115.					<u></u>						_ <u>L.</u>		For details of the regulations in this category, see Chapter 100.
	FOOT	'NC)TES										For details of what may exceed this height limit, see Chapter 115.

SNC	DIREC	CTIONS	: FIRE	ST, read dow	in to find use	THEN,	ecross for REGUL	ATIONS		USE Z	ONE CHART		
l JI	92		MINIM	UMS		MA	XIMUMS				Zone	11 -	ecti m —
[Y	S		RE	QUIRED Y	ARDS						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 REGU	JLATIONS	
Stacked or Attached Dwelling Units	If the structure exceeds 35' sbove average building elevation, then Process ISB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20'	0	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 properly and edjacent it regulations of Section 65 of this Chapter. 2. No portion of a structure within 100 feet of the southern Planned Area 6C may exceed 25 feet above everage by a. The height of that portion of the structure shall not an elevation, or b. The horizontal length of any tacade of that portion of boundary of the low density zone shall not exceed 55 See the Section to Chapter 115 entitled "Distance Betwee Horizontal Facade Regulation" for further details. 4. This use must be part of a mixed use development on the office uses. 5. Site and building design must include instaliation of pedipedestrian routes in the Downtown Plan chapter of the C. Refer to Chapter 1 to determine what other provisions of 7. Any portion of a structure that exceeds 30 feet above avison the front property line one foot for each live feet the building elevation.	boundary of Second diding elevation. The time either: coeed 15 feet above the structure which peet in which en Structures Regards excluded property of estricts findenges comprehensive Plant this Code may applierage building elevation.	Avenue South shoring everage building is parallel to the rding Maximum ordaining retail end/or sistent with the major by to the subject property.
Detached Owelling Units	None	3,600 eq. ft.	20*	5', but 2 side yards	10'	70%	If adjoining a low density zone, then	D	A	2.0 per unt	B. Height of structure must be consistent with the Downtow 1. For this use, only one dwelling unit may be on each tot at 2. This use may only be located west of State Street.		ne Comprehensive Pien.
ZC-CBD3/12- 0 -92				must be st least 15°			25' above average building elevation. Otherwise, 30' above average building elevation.				3. Chapter 115 contains regulations regarding home occup and activities associated with this use. 4. Plater to Chapter 1 to determine what other provisions of property.		N 10 3000000 € 3000 0000 € N 000 000 000
FOOTN	OTES		<u> </u>								For other information about parking and parking areas, see For datails of the regulations in this category, see Chapter 1. For information of the regulations in this category, see Chapter 5. For datails of what may exceed this height limit, see Chapter For datails regarding required yards, see Chapter 115.	100. Mar 95.	PAGE

USE 29 9 MINIMUMS MAXIMUMS REQUIRED YARDS BY BY BY BY BY BY BY BY BY BY BY BY BY B				Zone Secti n CBD-3 50.20.q
MINIMUMS MAXIMUMS REQUIRED YARDS	RY		83	
	2 Z		SPA	CBD-3 50.20.g
REQUIRED RECUIRED REVIEW PROC LOT SIZE SIDE LOT COVERAGE LOT COVERAGE STRUCTURE	CATEGORY CATEGORY SIGN	CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
The structure structure exceeds 35' above exceeds 35' above exercise exceeds 45' above exceeds 65' above exceed	С		One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 6. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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 aftermative adusts. No portion of a structure within 100 feet of the southern boundary of Second Avenue South shuffling Planshed Area 60 may exceed 25 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: The helpful of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is 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 Maddinum Horizontal Facade Regulation" for further details. She and building design must include installation of pedestrian finkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. No parting is required for day-case or school and/lary to the use. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above everage building elevation must be set back from the first property Ene one fool for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOOTNOTES				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.

	S	DIREC	CTIONS	FIRS	T, reed dow	in to lind us	o THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
	VITIO	8	N	IINIMU	MS		MA	XIMUMS			v2	Zone Secti m
	S S S S S S S S S S S S S S S S S S S	SOCE		REQ	CURED Y	ARDS	NG N				PACES	CBD-3 50.20.h
٠		RED W PI	SIZE	н			COVERAGE	TT OF	CAPE	ORY	RG S	
	$\frac{\checkmark}{}$	REQUIRED REVIEW PROCESS	LOT S	FRONT	SDE	REAR	LoT C	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
	Center, or Mini-School or Day-Care Center	structure exceeds 35' above exceeds 45' exceeds 45' above exceeds 45' ex						8-steries er- 89 ft-above- everage- building- elevetten: See Spec. Reg. 4. No mext- mum, See Spectal Regutations 12 and 13.			Section 105.25. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the requisitions of Section 65 of this Chapter. A six-foot-high tence is required along all property lines adjacent to outside play areas. 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 elternative exists. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South about Planned Area 6C may exceed 25 feet above average building elevation. Structured play areas must be set back from all property lines by at least five feet. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abuting right-of-way improvements. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155). 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 exceeps building elevation, or The hostsorial 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 turther details.
											!	 Site and building design must include installation of pedestrian Enlarges consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 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 back from the front property line one foot for each live feet that portion exceeds 30 feet above uverage building elevation.
	ZC-CBD3/12-9-92	<u> </u>				<u> </u>					<u></u>	13. 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 fimil, see Chapter 115. — For details regarding required yeards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, reed dow	m to find use	a THEN,	ecross for REGUL	ATIONS	•	USE 2	ONE CHART
l H	92		MINIMU	JMS_		_MA	XIMUMS				Zone Section
I Y	E		RE(UIRED Y	ARDS	82		Į.		2	CBD-3 50.20.1
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government FacEtty	if the structure exceeds 35' above exceeds 35' above everage building elevation, then Process III8, Chapter 152, and A.O.R. Chapter 142 ———————————————————————————————————	None	20"	0	0	90%	The lower of a stories or 39.ft, shows everage building-elevation. See Spec. Reg. 2. No meximum. See Special Regulations 7 and 8.	C See Spec, Reg. 3	В	See Section 105.25, See Section 60 of this Chapter,	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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. 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 uses. If any portion of a structure is adjoining a low density zone, then either:
Public Transit Sheller ZC-CBD3/12-9-92	None	None	0	0	O	100%	15 ft. above average building elevation		See Spec. Reg. 3	None	7. 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 tive test that portion exceeds 30 feet above average building elevation must be set back from the front property line one foot for each tive test that portion exceeds 30 feet above average building elevation. 9. Heights of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. 1. May be permitted only if 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 Master Plan of the Comprehensive Plan. 3. May install transit route and information eights and markers.
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.

											ļ. 	
	SNO	DIREC	CTIONS	: FIRS	ST, reed doe	n to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
	Ĕ [8		MINIMU	JMS		MA	XIMUMS			70	Zone Section
	5	30CE		REC	QUIRED Y	ARDS	85				ACE	CBD-3 50.20.j
USE	REGULATIONS	E	SIZE				COVERAGE	TOF	N.P.B	RY	E SE	
I♥.	~	REQUIRED REVIEW PROCESS		FRONT	띪	REAR		HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	
	~		ρž		SDE		707	田配	≩ี่อี	8 2	₩.Z	SPECIAL REGULATION
Public Park		il the structure	None	Case be	determine sis	on a cas	a-by-	The lower of- 3-ctories er-	-	В	See Section	The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
		exceeds 35'						everage-			105.25. See	Site and building design must include installation of pedestrian tricages consistent with the motor
		everage building						building elevation.			Section 60 of this	pedestrian routes in the Downtown Plan chepterof the Comprehensive Plan.
		elevation, then_ Process (IB,						See Spec, Reg. 3. No maxi-			Chepter,	No portion of a structure within 100 feet of the southern boundary of Second Avenue South shatting Planned Area 6C may acceed 25 feet above average building elevation.
		Chepter 152, and						mum. See Special				4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	ſ	A.D.R. Chapter 142						Regulations 5 and 6.				 Any portion of a structure that exceeds 30 feet above average building elevation must be eat back from the front property kine one foot for each tive feet that portion exceeds 30 feet above average building elevation.
		Otherwise,										Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
		Chapter 142										
			;								1	
					,							
ZC-C803J/12-	9-92											
FOOT	rn()TES										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 yeards, see Chapter 115.
-												*- <u> </u>

	_							_	-		
SNC	DIREC	CTIONS	FIRS	IT, read dos	wn to find up	o THEN	, across for REGUL	ATIONS		USE Z	ZONE CHART
LATIC	ESS	1	MINIMU	JMS OURED Y	ARDS		XIMUMS			83	Zone Secti n CBD-4 50.25.a
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	SIZE	<u> </u>			COVERAGE	HEIGHT OF STRUCTURE	CAPE	ORY	REQUIRED PARKING SPACES	
Restaurant or		ξ	FRONT	SD8	REAR	<u>Б</u>		LANDSCAPE CATEGORY	SIGN	REQUI	SPECIAL REGULATIONS
Tevern	If the structure exceeds 35' above evenage building elevation, then Process IIB, Chepter 142 Otherwise, A.D.R. Chepter 142 142	None	O See Spec. Reg. 2	C	0	100%	The lower of: a) 4-stories er- b) 62-th; ebowe average building elevation or existing grade. See Special Regulations 3, 4, and 5, No maximums. See Special Regulations 10 and 11,	В	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter	 The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Structures shall be set back 20 feet from Second Avenue South. Height of structure may be measured above existing grade or everage building elevation, but not both. No portion of a structure within 100 feet of the southerty 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 southerty 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 hillside. The ballest building forms shall be grouped towards the center of the subject property with lower components towards the pertinater of the subject property. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subtemanean partiting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure evaluate for such perhing. 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 Cby will determine whether the public benefit derived from providing this additional partiting is sufficient to allow the increase in height and building mass. No expect or component of this use, including open dining areas, may be oriented towards Second Avenue South. Primary vehicular access to the subject property may red be checity from Second Avenue South between Second Street South and State Street unless no other alternative exists. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not accessed 15 feet in with. The height o
ZC-CBD4/12-0-82											Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
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.

DIRECTIONS: FIRST, send down to their law., THEM, some for RECULATIONS WAXINUMS RECUIRED YARDS RECUIRED YAR		<u> </u>															
SPECIAL REGULATIONS Restaurant or Tavern (continued) 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the first portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pien Chapter of the Compress.				Zono	ONE CHART	USE Z		ATIONS	protes for REGUL	THEN, 6	n to find use	T, read down	: FIRST	TIONS	DIREC	SNO	
Restaurant or Tavern (continued) Tavern (continued) SPECIAL REGULATIONS 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front properly line one foot for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pien Chapter of the Compress				E					IMIDMS	MAX		MS	ITNIMI			ЩC	
Restaurant or Tavern (continued) Tavern (continued) SPECIAL REGULATIONS 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front properly line one loot for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pien Chapter of the Compress	,	0.25.b	50	CBD-4		83			in Cine		ARDS				2	[A]	
Restaurant or Tavern (continued) Tavern (continued) SPECIAL REGULATIONS 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front properly line one loot for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pien Chapter of the Compress			11			¥			м	168		OIRED I			8	T	
Restaurant or Tavern (continued) 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front property line one tool for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pien Chapter of the Compress			<u> </u>			BS	≥	# ≥	6 2	22				543	e ≝	SE S	USE
Restaurant or Tevern (continued) 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front properly line one foot for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pizn Chapter of the Compret						買	Ö	ენ ენ	ᇤ턴	ò			E	ZIS		- 7 ≈	
Restaurant or Tavern (continued) 10. Any portion of a structure that exceeds 30 feet above average building elevation must be from the front properly line one foot for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pien Chapter of the Compret			IONS	ECIAL REGULATI	SP	53	3 E	8 8	35	Ě	EA	30	ģ	5	3.5	\sim \sim	く
Tavern (continued) from the front properly line one foot for each five feet that portion exceeds 30 feet above building elevation. 11. Height of structure must be consistent with the Downtown Pizn Chapter of the Compre	_					22	S O	20	± №	Z	2	S	E	Ä	22	~	
building elevation. 11. Height of structure crust be consistent with the Downtown Pitzn Chapter of the Compret	be est beck	vellor) metal be	building eleve	eds 30 feet above average i	10. Any portion of a structure that exce								i 1				
11. Height of structure crust be consistent with the Downtown Pitch Chapter of the Compret	An exercise	30 1061 80010	011 6000 608 34	t ios each the less nest bottle	building elevation.					i					:	ern (confinued)	Tavem
Alan.				and with the December Disc							5				;		
	AIGIENTO .	uie Comprene	Crepar or u	era wan die Domisown Pen	Plan.												,
			•														
					1	9							ļ				
								i i					1 !				
								1									l
								1				j		İ			1
								ł				3		i			
														1			
)				1
							1										İ
							I .					i					
					1												ļ
								1				1					1
											1						
												l					
											1	1	li				Į.
							İ										
														İ			
							ŀ										
								Ì				1					
ZC-C8D4/12-29-82					1							1				CDD483.30.03	70 00
		т			1	<u> </u>	┸┯	1	<u> </u>	<u></u>		<u> </u>	ليل	!		UGUH 12-20-02	
For other information about parking areas, see Chapter 105. PAGE For details of the regulations in this category, see Chapter 100.	GE	PAG	r 105.														
For information of the regulations in this category, see Chapter 95.			, ,	category, see Chapter 95.	 For information of the regulations in this 			L	1			- 1					
FOOTNOTES For details of which may exceed this height tirth, see Chapter 115.												1] }	OTES	OOTN	FO
To come injuries juries injuries in the injuri				-	- con course taker and cademan langs as											<u> </u>	

USE DEATH OF THE PROPERTY OF T	physical services and services are processed as a service with the service with the services are processed as a		MINIMU				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	PACES	Zone CHART Zone Secti n CBD-4 50.25.c
Entertatment, Cultural, and/or Recreational Facility about eleventher built eleventher Hotel or Motel Che	ti the structure sverage building elevation, then	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	ECORY	RED NG SPACES	
Entertatment, Cultural, and/or Recreational Facility about eleventher built eleventher Hotel or Motel Che	ti the structure sverage building elevation, then	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	r ECORY	RED NG SPACES	CBD-4 50.25.c
Entertatment, Cultural, and/or Recreational Facility about eleventher built eleventher Hotel or Motel Che	ti the structure sverage building elevation, then	ĮQ.	 	0 See Spec.		FOT		LANDSCAPE	ECORY	RED ING SPA	
Entertatment, Cultural, and/or Recreational Facility about eleventher built eleventher Hotel or Motel Che	ti the structure sverage building elevation, then	ĮQ.	 	0 See Spec.		FOT		LANDSCAP	ECON.	E E	
Entertainment, 11 th Cultural, and/or stru Recreational Facility abo ave but eler ther Pro- Che Hotel or Motel A.D. Che	ti the structure sverage building elevation, then	ĮQ.	 	0 See Spec.		FOT		CATA	- P	• 5 2	
Cultural, and/or stru exo abo ave bulk elevante or Motel 152 Characteristics of the control of the control or Motel or Characteristics or Characteristics of the control or Characteristics or Characteris	structure sxcrede 35' above sxcrede 35' above structure	None	0	See Spec.	0	100%	The towns of		Sign	RECH	SPECIAL REGULATIONS
ebo eve buth eleventher Pro- Che Hotel or Motel 152 A.D. Che	above everage building elevation, then					ł	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.
Hotel or Motel A.D.	building elevation, then	1	۱ ۱		1 '		above sverage			See Section 60	2. Structures shall be set back 20 feet from Second Avenue South.
Hotel or Motel 152 A.D. Che		- ,	4 /		1		building- elevation	1		of this Chapter	Height of structure may be measured above existing grade or average building elevation, but not both.
Oth A.D	Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter						grade; See Special Regulations 3, 4, and 5. No.mand. main. See Special Regulations 11. and 12.	В	E	One for each room. See Spec. Reg. 8. Also see Section 60 of this Chapter.	4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting 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
											determined on a case-by-case basts. 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 exceed 15 feet above average building elsewation, or b. The horizonial length of any tecade 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
ZC-CBD4/12-9-92					<u> </u>						Horizontal Facade Regulation* for further details. REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNOT	Name of		<u> </u>								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.

			- 10								
SNC	DIRE	CTIONS	S: FIRE	ST, reed doe	m to find us	o THEN	, across for REGUL	ATIONS		USE 2	ONE CHART
Ĭ	92		MINIM	UMS		МА	XIMUMS				Zone Section
ן ז	B		REC	QUIRED Y	ARDS						CBD-4 50.25.d
A SS RECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Entertainment, Culturet, and/or Recreational Facility (continued) Hotel or Motel (continued) Any Retail Establishment, other than hose specifically listed, limited, or providing goods or providing services including banking and related fitnancial services.	If the structure exceeds 35' ebowe average building elevation, then Process IIB, Chepter 142 Otherwise, A.D.R. Chepter 142	None	0 See Spec. Reg. 2.	0	O	100%	The lower of: a) 4 stories er- b) 52.1. above- average- building- elevation- or existing- grade. See Special Regulations 3,4,4,1nd 5, No mext- 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.	10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 11. Any portion of a structure that accessed 30 feet above everage building elevation must be set back from the front property the one tool for each tive feet that portion exceeds 30 feet above everage building elevation. 12. 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. Structures shall be set back 20 feet from Second Avenue South. 3. Height of structure may be measured above existing grade or everage building elevation, but not both. 4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abothing Planned Area 63 shall accessed the tower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abothing Planned Area 63 shall accessed the bower of 2 stories or 25 feet. Structures shall be modulated and termado on the fabrillation. The tailest building forms shall be grouped towards the center of the subject property with fower components towards the primate of the subject property may be increased by 1 story or 13 feet if the applicant provides subtermanean perforing for uses in the CBD-1 and CBD-2 zones or makes a portion of the subject property or the proposed structure existable for such partial, 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 CBD-1 and CBD-2 zones or makes a portion of the subject property or the proposed structure existable for such partial, 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 CBD will determine whether the public benefit derived trong provides existence. 5. The follo
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 ecceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

	<u> </u>											
SNC	DIREC	TI NS	FIRS	T, resti dove	n to find use	THEN,	acroso for REGUL	ATIONS		USE Z	ZONE CHART	
Į Ĕ I	92	N	IINIMU	IMS		MA	KIMUMS				Zone Secti n	
asn REGULATIONS	ROCES			UIRED Y	ARDS					PACES	CBD-4 50.25.e	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Arry Retell	22	3	E E	IS	32	3	<u> </u>	70	បិនិ	_ <u>s</u> g	8. Ancillary assembly and manufacture of goods on the premises of this use are permitted only ti	
Establishment, other than those specifically listed, limited, or prohibited in this zone, setting goods or providing services including banding and related financial services (continued).									:		a. The assembled or manufactured goods are directly related to and dependent upon this use and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with anciliary assembly or manufacturing activities must be no different from other retail uses. 9. A use involving the preparation and consumption of food may include, as part of the use, accessating it: a. The seating and associated discutation area does not exceed more than 10% of the gross it area of this use; and b. It can be demonstrated to the City that the floor pian is designed to preclude the seating and	SBOIY loor
											trom being expended. 10. If any portion of a structure is edictning 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 tecade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properly. 12. Any portion of a structure that exceeds 30 feet above givenage building elevation must be egit from the front property the one feet for each five feet that portion exceeds 30 feet above aven building elevation.	995Å. 952
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.	

				-							
SNC	DIREC	CTIONS	: FIRS	T, read dow	n to lind use	o THEN,	across for REGUE	EMOTTA		USE Z	ONE CHART
l Ĕ	92		MINIMU	JMS		_ MA	XIMUMS			_	Zone - Secti n -
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NURED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-4 50.25.f SPECIAL REGULATIONS
Private Lodge or Club	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	0 See Spec. Heg. 2	0		100%	-The lower of: a) 4 stories or b) 52-8; above average, building elevation or easiling grade; See Special Regulations 3, 4, and 5, No maxi- mum, See Special Regulations 9 and 10.	1 C	В	One per each 350 aq. ft. of gross floor area. 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. Structures shall be set back 20 feet from Second Avenue South. 3. Height of structure may be measured above existing grade or average building elevation, but not both. 4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting 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 bettest building forms shall be grouped towards the center of the subject property with lower components towards the perference of the subject property. 5. The maximum height of structures on the subject property may be increased by 1 story or 13 feet 8 the explicant 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 site is sufficient to allow the increase in height end building mass. 6. 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 attending a second Avenue South between Second Street South and State Street unless no other attendine. 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 is useful to the boundary of the souther of the structure shall not exceed S0 feet in width. See the Section in Chapter 1 to determ
FOOTN	OTES								L		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 limit, see Chapter 115. For details regarding required yards, see Chapter 115.

		<u></u>									
E SECULATIONS	DIREC	TI NS	FIRS	IT, read does	in to find use	s THEN,	across for REGUL/	ATIONS		USE Z	NE CHART
Ĭ	92	N	MINIMU	JMS		MA	XIMUMS				Zone Secti n
J.L.A	ğ		REC	QUIRED Y	ARDS	85				CES	CBD-4 50.25.g
USE 🛱	e <u>K</u>	ഥ				COVERAGE	P. S. S.	2 ×	¥	E SE	
ا ہے "۔ ا	REQUIRED REVIEW PROCESS	SIZE	Ę		~		E	72 S	GOR	CIR	
→ ⇔	REV	LOT	FRONT	SIDE	REAR	763	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
str	the tructure xceeds 35°	None	0 See Spec.	0	0	100%	Phe lower of: a) 4 stories or	С	D	One per each 350	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter,
añ.	bove verage		Reg.				b) 52 ft. above- everage-			eq. fl. of gross floor sres. See	Structures shall be set back 20 feet from Second Avenue South.
ek	uikting levetion,					a n	building elevation-			Section 60 of this	 Height of structure may be measured above existing grade or average building elevation, but not both.
[편집] [5] 시간[4] [6] 전시 간	en roces (IB, hapter 52, and D.R. hapter 42						of existing-grade. See Special Regulations 3, 4, and 5. No maxi- mum. See Special Regulations 11 and 12.			Chapter,	 No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting 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 2nd 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 talket building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. 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 and CBD-2 zones or makes a portion of the subject property or the proposed structure evaluable for such parting. Any proposed turder this paragraph will be reviewed and decided upon ea a Planned Unit Development, Chapter 125 of this Code. As part of the PUD procese, the City will determine whether the public benefit derived from providing this additional parting on site is sufficient to allow the increase in height and building mass. The following regulations apply to veterinary offices only: May only treat small ambates on the subject property. Outside runs and other outside tectibles for the arbitrate are not permitted.
											 c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, eigned by an Accoustical 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.
											7. Ancillary essembly and manufacture of goods on promises may be permitted as part of an office
									***		use it: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this
	:										office use; and b. The cutward appearance and impacts of this office use with anothery exsensity and manufacturing activities must be no different from other office uses.
ZCCBD4\12-16-92											Primary vehicular access to the subject property may not be directly from Second Average South between Second Street such and State Street unless no other atternative exists. REGULATIONS CONCLUDED ON NEXT PAGE
			42				<u> </u>		ــــــــــــــــــــــــــــــــــــــ		
FOOTNO'	TES										For details of the regulations in 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	: FIRS	T, reed dow	n to find us	D THEN,	across for FIEGUL	ATIONS		USE Z	ZONE CHART
Ĭ	60]	MINIM	JMS		MA	XIMUMS				Zone - Section -
Ž	ES		REC	ZUIRED Y	ARDS			•		83	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 REGULATIONS
Office Use (Continued) Church ZCC8D4/12-18-92	ti 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	None	O See Spec. Reg. 2	0	•	100%	The lower of: a)-4 steries or b)-62-8; above- sverage- building- elevation- or-ads/ing- grade; See Special Regulations 3, 4, and 5, No maxi- mum. See Special Regulations 10 and 11.	С	В	One per every 4 people besed on maximum occupancy load of any area of worship. See Spec., Fleg. 8. See Section 60 of this chapter.	9. If any portion of a structure is adjoining a low density zone, then etiter; a. The height of that portion of the structure shall not exceed 15 test above average 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 which. See the Section in Chapter 115 entitled "Distance Between Structures Preparding Maximum Horizontal Fecade Regulation" for further details. 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the adoject property. 11. Any portion of a structure that exceeds 30 feet above average building elevation must be set head from the front property line one fool for each five feet that portion exceeds 30 feet above average building elevation. 12. 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. Structures shall be set back 20 feet from Second Avenue South. 3. Height of structure may be measured above existing grade or average building elevation, but not both. 4. 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 of the subject property with lower components towards the pertineter of the subject property. 5. The maximum height of structures on the extiged property may be increased by 1 story or 13 feet if the applicant provides subterenseen parking for uses in the CBD-1 and CBD-2 zones or makes a portion of the subject property or the proposed structure wellable for such pertination. Chapter 125 of this Code. As part of the PD process, the City of determine whether
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.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART		
	9	N	JMINIM	IMS		MA	XIMUMS		T			Zone -	Secti n
1 3	CES !			UIRED Y	ARDS			1		8 3		CBD-4	50.25.i
☐ SE BEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION) DNS
Church (continued)											6. Primary vehicular access to the subbetween Second Street South and 3. 7. If any portion of a structure is edjoin a. The height of that portion of the elevation, or b. The horizontal langth of any tace boundary of the low density zone See the Section in Chapter 115 and Horizontal Facada Regulation* for the section in Chapter 115 and Horizontal Facada Regulation* for the property. 8. No parting is required for daycare of 9. Refer to Chapter 1 to determine whe property. 10. Any portion of a structure that exceed from the trort property line one foot building elevation. 11. Height of structure must be consisted.	State Street unters no other ex- ning a low density zone, then el structure shall not exceed 15 fe ade of that portion of the structs a shall not exceed 50 feet in will tied "Distance Between Structs wither details, or school encliary to the use, at other provisions of this Code eds 30 feet above average but for each tive feet that portion of	emetive exists. Ther: Not above everage building see which is parallel to the oth. The Regarding Mandman may apply to the subject othing elevation must be set back mosech 30 feet above everage
FOOTNO	DTES										For other information about pertaing and For details of the regulations in this case. For information of the regulations in this For details of what may exceed this help for details regarding required yards, se	agory, see Chapter 100. a category, see Chapter 95. ght timit, see Chapter 115.	PAGE

	=										
SNO	DIREC	CTIONS	FIRS	iT, read dow	m to find use	a, THEN,	acroso for REGUL	ATIONS		USE Z	ZONE CHART
VIIC	23		MINIMU	JMS		MA	XIMUMS			82	Zone Secti m
ar a	300		RE(QUIRED Y	ARDS	8				35 	CBD-4 50.25.j
S S REGULATIONS	9 2	SIZE				COVERAGE	TOR	A P.B.	i i	G SE	
$\triangle \diamondsuit$	REQUIRED REVIEW PROCESS	IOT SI	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units	structure exceeds 35' ebove exceeds 35'	None	O See Spec. Reg. 2.	٥	٥	100%	The lower of: a) 5-stories or b) 52-th ebove- everage-	С	^	1.7 per unit. See Section 60 of this Chepter.	The development of the subject property and adjacent right-of-way must be consistent with the regulation of Section 65 of this Chapter. Structures shall be set back 20 test from Second Avenue South.
	building elevation,					ļ	-building- elevation-			5500	Height of structure may be measured above existing grade or average building elevation, but not both.
	then. Process ItB, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142.	; ;					er existing- grade- See Special Regulations 3, 4, and 5. No maxi- mum. See Special Regulations 6 and 9.				4. 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 4 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 lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tallet building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. 5. The maximum height of structures on the subject property may be increased by 1 story of 13 ft. if the applicant provides subternances parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure aveilable for such periting. Any proposed under this personach 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.
											8. If any portion of a structure to edjoining 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 tecade of that portion of the structure which to 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. 7. Paster 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 average building elevation must be set back from the trord property the one loot for each five feet that portion exceeds 30 feet above average.
											building elevation.
ZCC8D4/12-29-92					,						9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOOTNO	OTES	<u> </u>			<u></u>	<u> </u>					For other Information about parting and parting 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 regulated yeards, see Chapter 115.
											- 1 or reserve to the confidency and reserves 112"

								_					i.
SS SEGULATIONS	DIREC	CTIONS	: FIRS	iT, read dow	n to find up	o THEN,	across for REGUL	EMORTA	······	USE 2	ONE CHART		
	20		MINIMU	JMS		MA	XIMUMS						ecti n —
1 3	83		REC	JUIRED Y	ARDS	22				8	1	CBD-4 5	0.25.k
USE B	28					3	₽ ₩			Ž,	l l		,
RE	E ×	SIZE				COVERAGE	05 EF	ORY ORY	, K	2 S	-		
<u>√</u> ⇔	REQUIRED REVIEW PROCESS	S TOJ	FRONT	SIDE	REAR	20T CC	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPEC	CIAL REGULATIONS	
School, Day-Care Center or Mini-School or Day-Care Center	structure exceeds 35°	None	See Spec. Reg.	0	0	100%	The lower of: a) 4 stories or- b) 52 feet- above-	D	В	See Section 105.25, See	The development of the subject properly regulations of Section 65 of this Chapter Structures shall be set back 20 feet from	r,	consistent with the
bay bas owner	everage		2.				Everage			Section 60			
	elevation,		ĺ				elevation			of this Chapter.	Height of structure may be measured at both.	bove existing grade or average build	ing elevation, but not
	then Process tills, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142						or-existing grade. See Special Regulations 3, 4, and 5, No maid-frum. See Special Regulations 14 and 15.				4. No portion of a structure within 100 feet Planned Area 6A shall exceed the tower feet of the southerly boundary of Secondower of 2 stories or 25 feet. Structures building forms shall be grouped towards towards the perimeter to the subject profite applicant provides subtermineen per portion of the subject property or the profit this personant will be reviewed as 125 of this Code. As part of the PUD profested from providing this additional pabuliding mass. 6. A six-foot-high fence to required along a 7. Primary vehicular eccess to the subject between Second Street South and State 8. Structured play areas must be set beack.	or of 3 stories or 39 feet. No portion of id Aversue South ebutting Planned Ai a shall be modulated and terraced on a the center of the subject property worperty. The subject property may be increased orthing for uses in the CBD-1 or CBD-2 opposed structure available for such property and decided upon as a Planned Until 1 orceas, the City will determine whether thing is sufficient to allow the increased property lines edjacent to outside a property lines edjacent to outside a property may not be directly from S to Street unless no other ellernative of	a structure within 100 ea. 6C shall exceed the the hillside. The tatlest th hower components by 1 story or 13 R. II tones or makes a criting. Any proposal Development, Chapter or the public benefit and stay areas.
											200 200		
											Hours of operation may be Smiled by the		
											10. An on-site passenger loading cree may extent of the abuilting right-of-way impro	y be required depending on the numi rovements.	per of extendees and the
											11. These uses are subject to the requirem Services (WAC 388-73, 388-150, and 3		of Social and Health
	Ì										12. Il eny portion of a structure to soljobring	g a low density zone, then either:	
ZCC8D4/12-16-92											REGULATIONS CONC	CLUDED ON NEXT PAGE	
FOOTN	OOTNOTES										For other information about parting and parting and parting of the regulations in this categorie. For information of the regulations in this categorie. For details of what may exceed this height. For details regarding required yards, see C	ry, see Chapter 100. degory, see Chapter 95. Undt, see Chapter 115.	PAGE

Contact of Day-Care Carrier (contribused) None 3,600 eq. 1. 20' 5, but 2 aids yearth and 2 aids yearth and 2 aids yearth and 15' 5' 5' bod 2 aids yearth and				_										
School, Day-Case Control or School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control	SNS	DIREC	CTI NS	FIRS	IT, read dow	n to find use	B THÊN,	across for REGUL	EMOITA		USE Z	ONE CHART		<u> </u>
School, Day-Case Control or School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control	ŢŢ	92		MINIM	JMS		MA	XIMUMS						
School, Day-Case Control or School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control	ULA	1 and 1		REC	UIRED Y	ARDS	8				Į Č		CRD-4	50.25.1
School, Day-Case Control or School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control School, Day-Case Control	USE 5	B X	pa				ERA	OF URB	2 ×	<u>*</u>	ES SE			·
Continued) Described Dwesting United Nome 1, 100 207 5, but 107 2 2 disc years 108 109 109 109 109 109 109 109	[[[CIR.	SIZ	Ę		~		E E E	7 50 50 50 50 50 50 50 50 50 50 50 50 50	1003	E E			656
Content of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control (Control of Day-Corner Control of Day-Corner Control of Day-Corner Control (Control of Day-Corner Control of Day-Corner Control of Day-Corner Control (Control of Day-Corner Control of Day-Corner Control of Day-Corner Control (Control of Day-Corner Control of	→ ⇔	REQ	153	FRO	SDE	REA	101	HEIG	NS S	SIGN	REQ	. SPE	CIAL REGULATIONS	
Detached Dwelling None 3,600 at 1. For this use, only one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 contains regarding home occupations and other accessory uses, laceties, and activities associated with this use. 3. Refer to Chapter 1 to detarmine what other provisions of this Code may apply to the subject of the code of	School, Day-Care Center or Mini-School or Day-Care Center (continued)											elevation, or b. The horizontal length of any facad boundary of the low density zone: See the Section in Chapter 115 entitle Horizontal Facade Regulation* for fur 13. Refer to Chapter 1 to determine what the front property line one foot is to the front property line one foot is to the control of the front property line one foot is to the control of the front property line one foot is the control of the front property line one foot is	ie of that portion of the structure whi shall not exceed 50 feet in width, ed "Distance Between Structurec Pe ther details. I other provisions of this Code may a ds 30 feet above average building e	ch is parellel to the agasting Maximum apply to the subject property.
Uritie SQ. ft. 2 skde yer do must be at least 15' CORDA/12-16-92 LOGGEDA/12-16-92									i		15. Height of structure must be consisten	nt with the Downsown Plan Chapter	of the Comprehensive Plan.	
TOBOLITES The state of the state of the regulations in this cotegory, see Chapter 10. For other information of the regulations in this cotegory, see Chapter 10. For fortices of the regulations in this cotegory, see Chapter 10. For fortices of the regulations in this cotegory, see Chapter 10. For fortices of the regulations in this cotegory, see Chapter 10. For fortices of the regulations in this cotegory, see Chapter 10. For fortices of the regulations in this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10. For this cotegory, see Chapter 10.	Detached Dwelling Unite	None		20′	2 side	10"	60%	low density	E	A	2.0 per unti			
Dutkling elevation. Otherwise, 30' shows bulching elevation. For other information ebout 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 100. For information of the regulations in this category, see Chapter 115.			·		must			25' above						accessory uses, facilities,
For details of the regutations in this category, see Chapter 100. For information of the regutations in this category, see Chapter 95. For details of what may exceed this height find, see Chapter 115.	ZCC8D4/12-16-92				least			building elevation. Otherwise, 30' above building					ether provisions of this Code may a	pply to the subject
For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.		·	.	_					'	Ή		For other information about particing and p	periting areas, see Chapter 105.	PAGE
	FOOTN	OTES				<u></u>						 For information of the regutations in this c For details of what may exceed this heigh 	zetegory, see Chapter 95. ht limit, see Chapter 115.	FAUE

SNC	DIREC	CTI NS	: FIRS	IT, reed does	in to find use	o THEN,	acroso for REGUL	ATIONS	•	USE Z	ONE CHART
S S S S S S S S S S S S S S S S S S S	82		MINIMU	JMS		MA	XIMUMS			~	Zone Secti n
ULA	D PROCESS		RE(QUIRED Y	ARDS	#				S S	CBD-4 50.25.m
USE 🛱	BE	M				COVERAGE	OF URE	없는	E	88.7	
	REQUIRED REVIEW PR	r stzr	FRONT	140	5		HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	
<u> </u>	E E	103	Ĕ	SDE	REAR	TO1	EE STS	SE	SIG	PAR PAR	SPECIAL REGULATIONS
Public Utility	ti the structure	None	0 See	0	0	100%	The lower of: a) 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.
	epone epone		Spec. Reg.		,		b)-52 feet above	j		105.25, See	2. Structures that be set back 20 fest from Second Avenue South,
	building elevation, then		2.				building- elevation			Section 60 of this Chapter.	Height of structure may be massured above existing grade or everage building elevation, but not both,
Government Facility	Process (IB, Chapter 152, and A.D.R. Chapter						or-existing- grade. See Special Regulations 3, 4, and 5. No mass- mum. See Special	C See Spec. Reg. 6.	8		4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall acceed 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 acceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillaide. The ballest building forms shall be grouped towards the center of the subject property with towar components towards the partmeter of the subject property.
	Otherwise, A.D.R. Chepter 142						Regulations 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 existemeness parking 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 parking. 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 parking is sufficient to allow the increase in height and building mass.
											For a Government Facility, Landscape Category A or B may be required depending on the type of use on the subject property 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 that portion of the structure shall not exceed 15 test 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 width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum."
											Horizontal Facada Regulation for turther details.
											Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propest
						9					 Any portion of a structure that exceeds 30 feet above everage building elevation must be set back from the front property line one toot for each five feet that portion exceeds 30 feet above everage
ZCCBD4/12-18-92											building elevation. 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
				ㅡ				<u>' </u>	\top		For other information about parking and parking areas, see Chapter 105.
FOOTN	OTES	1				·					PAGE For details of the regulations in this extegory, eee Chapter 100. For information of the regulations in this extegory, eee Chapter 95. For details of what may exceed this height limit, eee Chapter 115. For details regarding required yards, eee Chapter 115.

	7										
SNO	DIRE	CTION	S: FIR	ST, reed do	own to find u	ea THEN	l, ecroes for REGUI	LATIONS	······································	USE	ZONE CHART
LATI	ESS		MINIM	UMS QUIRE D	VADDE	МА	XIMUMS	Τ'''	T	T 23	Zone - Section -
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-4 50.25.n SPECIAL REGULATIONS
Public Transti 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 problems. May install transit route and information signs and markets.
Public Park C-C804N12-16-92	structure struct	None	WII be	defermine basis	d on a cas	9-	The lower el- e) 4-steries er- b)-50 feet- ebove- sverage- building- elevation or existing- grade. See Special Regulations 2, 3, and 4, No maxi- mum, See Special Regulations 6 and 7.		8		1. The development of the subject property and edipoent rights-of-way must be consistent with the regulations of Section 85 of this Chapter. 2. Height of structure may be measured above adding grade or average building elevation, but not both. 3. No portion of a structure within 100 feet of the southerly boundary of Second Average South aboting Planned Area 6A shall exceed the lower of 3 stories of 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Average South abuting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillstide. The talest building forms shall be grouped towards the center of the subject property with lower components towards the pertineter 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 authormanean parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure evaluable 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 CRy 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 property building elevation. 6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back. Item the front property fine one tool for each five feet that portion exceeds 30 feet above average, building elevation.
FOOTNO	OTES										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 details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

<u> </u>	<u> </u>												
SNI	DIREC	CTIONS	FIRS	T, read do	en to find use	THEN	across for REGUL	ATIONS		USE 2	ONE CHART	77	6.4
SOULATIONS	523		MINIMU	JMS		MA	XIMUMS			83			Section —
ZT/	D PROCESS		REC	OURED Y	/ARDS	#				SPACES		CBD-5	50.30.a
USE S	8 2	SIZE		1		COVERAGE	P. D. D. D. D. D. D. D. D. D. D. D. D. D.	A PE	`	E S	j L		
ΔY	REQUIRED REVIEW PR		FRONT	吳	REAR		HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING	and a		-
<u> </u>		<u> 5</u>	1	SDE	1	.	T	35	ಕ್ಷಕ		SPEC		
Restaurant or Tavern	if the structure	None	20' Sec	O Spec. F	0 Feg. 8 - <u>2</u>	80%	The lewer of	В	E	One per each 125	The development of the subject propert regulations of Section 65 of this Chapte		the consistent with the
	exceeds 35'						78 fl. ebeve everage		l	eq. ft. of gross floor	2: If the structure exceeds the lower of 65		uliding elevation, then
	everage building elevation,						building elevation. See Special			Section 60 of this	-Process 48, Chapter 152, and A.D.R., (2-8. The minimum required yard abuting Pe	- 100 mm	of to combant authorist to
	then Process 118,					ا ا	Regulations 4 and 5: 1No			Chepter.	6th Street between 4th Avenue and Kir and the intersection of Kirdand WayAt	tdand Way, or edjacent to Kintian	I Way between 6th Street
	Chepter 152, and					-	meximum. See Special				3.4. No portion of a structure within 100 fee		he lower of three stories or
	A.D.R. Chepter						Regutations 8 and 9				39 feet above average building elevation		
	142										4.5. No portion of a structure above the ele- trortage of the subject property on Kirk	dand Way may exceed the follows	
	Otherwise, A.D.R. Chepter										a. Within 20 test of Kirthand Way, the b b. Within 40 test of Kirthand Way, the b	lower of 4 stories or 52 feet;	
	142. See Spec.							9	}		c. Within 50 feet of Kirkland Way, the ii d. Within 60 feet of Kirkland Way, the ii		
	Reg. 2							3		ļ	 5.6. If any portion of a structure is adjoining a. The height of that portion of the structure. 		ve merce brildne
											elevation, or b. The horizontal length of any taxade		
											boundary of the low density zone sh See the Section in Chapter 115 entitled		gedig Kedmin
											Horizontal Fecade Regulation* for furth		
											6.9: The entire zone must be physically inte include installation of pedestrian triken	es consistent with the mejor pede	strian routes in the Down-
									i		town Plan chapter of the Comprehensh and between walkways on the subject properties		
											properties. 2.0. Refer to Chepter 1 to determine whello	ches namelelana el tido Carlo meso	make to the exhibit received
				1							8- Any portion of a structure that exceeds		
											from the front property line one foot for building elevation.		
ZC-C805/12-16-92											9. Height of structure must be consistent to	with the Downtown Plen Chapter	d the Comprehensive Pien
				一					'Τ		- For other information about parting and pa		PAGE
TO COURT TO	(Marian) (P	i.					:	L			 For details of the regulations in this categor For triformation of the regulations in this categor For details of what may exceed this height 	legory, see Chapter 95.	11.02
FOOTN	UIES	•					·				For details regarding required yards, see C		

						71					
SNS	DIREC	CTIONS	: FIRS	T, reed dow	in to find up	o THEN,	scross for REGUL	ATIONS		USE Z	ONE CHART
Ĭ	92	N	MINIMU	IMS		MA	XIMUMS			80	Zone Secti n
asn REGULATIONS	SECES		REC	UIRED Y	ARDS	S S		1		SPACES	CBD-5 50.30.b
CISE SSG	REQUIRED REVIEW PROCESS	T SIZE	FRONT	30	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING S	
- 5/		101		SDE	_	2		35		1	SPECIAL REGULATIONS
Fest Food Restaurant	If the structure exceeds 35' above everage building elevation, ithen. Process IIB, Chepter 142 Otherwise, A.D.R. Chepter 142. See SpecReg2.	None	20° Sec	O Spec. F	0 ag. 8 <u>2</u>	80%	The lower of- 6 stories or 78-ft, shows- everage busing- elevation. See Special Regulations 4.3 and 5-4, No mad- mum. See Special Regulations 10 and 11.	A	E	One per each 100 sq. ft. of gross floor srea. See Section 60 of this Chapter.	 The development of the actipact property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. If the structure exceeds the lower-of-65 test-or 5 stories above average building elevation, then-Process IIID, Chapter 152, and A-B-R., Chapter 142. The minimum required year abutting Peter Kirk Park in 10 feet. No setheck is required adjacent to 6th Street between 4th Average and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way average. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of these stories or 39 feet above average building elevation. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following: Within 20 feet of Kirkland Way, the lower of 3 stories or 39 feet; Within 40 feet of Kirkland Way, the lower of 4 stories or 52 feet; Within 50 feet of Kirkland Way, the lower of 6 stories or 56 feet; Within 60 feet of Kirkland Way, the lower of 6 stories or 78 feet. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length 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 width. The horizontal length of any tecade of that portion of the structure shall not exceed 50 feet in width. The horizontal length of any tecade of that portion of the structure shapement because the boundary of the low density zone shall not exceed 50 feet in width. The Access for drive-through facilities must be approved by the Public Works Department. The
FOOTN	OTES					• · · · · · · · · · · · · · · · · · · ·					For other information about perking and parking erosa, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

٠,

SNO	DIREC	CTIONS	FIRS	IT, reed dos	on to find us	a THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
	1/2	N	MINIM	JMS_		MA	XIMUMS	i		82	Zone Secti n
ULA	CE		REC	QUIRED Y	ARDS	Ħ			Ì	SPACES	CBD-5 50.30.c
() g	REQUIRED REVIEW PROCESS	T SIZE	FRONT	22	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SP	
<u> </u>	SE SE	101	Ĕ	SDE	RE	<u> 5</u>	哥品	35	Sig	3 Z	SPECIAL REGULATIONS
Fast Food Restaurant (continued) Entertainment, Cultural and/or Recreational Facility	oroseds 35'	None	20° Sec	O Spec. F	0 ∌g. 3 2	80%	The lower of- 6-stories or 78 ft-above	В	Ę	See Section 105.25.	10. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front properly time 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.
Hotel or Motel	above everage building elevation, then Process IIB, Chepter 152, and A.D.F. Chepter 142						everage building- elevation- see Special Regulations 43 and 64. No maxi- mum. See Special Regulations 9 and 10.	В	ε	See Section 60 of this Chapter. One for each room, See Spec.	2. If the structure exceeds the lower of 65-test or 5 stodes above everage building elevation, then Process IIB, Chapter 152, and A.D.P., Chapter 142. 2. 8. The minimum required yard abuting Peter Kirk Park is 10 test. No setback is required adjacent in 6th Street between 4th Avenue and Kirtland Way, or adjacent to Kirtland Way between 6th Street and the intersection of Kirtland Way/Kirtland Avenue. 3. 4: No portion of a structure within 100 test of Peter Kirk Park shall exceed the lower of three stories or 39 test above average building elevation.
	Otherwise, A.D.R. Chepter 142. -6ee-Spee- Reg. 2.						9 880 10.			Reg7 6. See Section 60 of this Chapter.	4. 9: No portion of a structure above the elevation of lithtand Way as measured at the mitipoint of the frontage of the subject property on Kinfand Way may exceed the following: a. Within 20 feet of Kinfand Way, the lower of 3 stories or 38 feet; b. Within 40 feet of Kinfand Way, the lower of 4 stories or 52 feet; c. Within 50 feet of Kinfand Way, the lower of 5 stories or 65 feet; d. Within 60 feet of Kinfand Way, the lower of 6 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 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."
ZC-C805C12-29-92											Horizontal Facado Regulation* for further details. 8. 7—The parking requirement for hotel or motel use does not include parking requirements for anothery meetings and convention facilities. Additional parking requirements for anothery uses shall be determined on a case-by-case basis. REGULATIONS CONTINUED ON NEXT PAGE
FOOTN	OTES										For other information about periting and perting areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this 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 SECULATIONS	DIREC	TIONS	: FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART	7	
ŢŢ	22	N	IINIMU	IMS		MA	XIMUMS			re		Zone H	Section
ULA	OCE:		REC	UIRED Y	ARDS	GR				KE		CBD-5	50.30.d
USE 💆	8 8	pa)				COVERAGE	OF URB	E ≿		8 8	l L		
\ \ \ \ \ \ \ \ \ \ \ \ \ \	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPE	CIAL REGULATIONS	
Entertainment, Cuttural and/or Recreational Fectility Hotel or Motel (continued)		1	ă.	S	æ	7	H S	11.	S		7.9. The entire zone must be physically in must include installation of pedestrian Downtown Plan chapter of the Compression abuting properties. S.9. Plater to Chapter 1 to determine what property. 4. Any portion of a structure that exceed from the front property the one tool to building elevation. 16. Height of structure must be consistent	tegrated both in alte end building in Enlarges consistent with the majoritems with the majoritems with the Plan, between public at the subject property and existing other provisions of this Code majoritem provisions of this Code majoritems with the subject provisions of this Code majoritems with the subject position excess and the subject position excess and the subject position excess the s	design. Also, she design or pedestrian rouses in the dewalks and building or planned welkways on a supply to the subject elevation must be set back at 30 feet above sverage.
zc-c805012-17-62	OTES		L								For other information about parking and po For details of the regulations in this calego For information of the regulations in this ca For details of what may exceed this height For details regarding required yards, see 0	ry, see Chapter 100. alegory, eee Chapter 95. i limit, see Chapter 115.	PAGE

						5900 30		_		,			
SNS	DIREC	CTIONS	: FIRS	T, road dow	in to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
Ĭ	8	Ŋ	MINIMI	IMS		MA	XIMUMS			တ			ection —
] [CE		RE(QUIRED Y	ARDS	E.				SPACES		CBD-5 5	0.30.ė
C E C REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SP.	SPECIA		
Any Retail Establishment Other than those Specifically Listed, childed, or Prohibited in this Zone, Selling Goods, or Providing Services Including Baniding and Retated Financial Services	If the structure exceeds 35' above everage building elevation, then Process III3, Chapter 152 and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142. Gee-Spee: Reg. 2.	None	20' Sec	O Spec. F	0 eg. ⊕ <u>2</u>	80%	The lower of- 6-stories er- 76-ft-stories er- 76-ft-stories er- 76-ft-stories er- 76-ft-stories er- 76-ft-stories er- 8-exertion. See Special Regutations 4-3 and 5-4. No mand- mum. See Special Regutations 12 and 13.	В	E	One per each 350 sq. ft. of gross floor area. 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-enceeds the lower-of-65 feet-Process IIB, Otherher-152, and A.D.R., Chapter-152, and the intersection of Kirldand Way, Khatand and the intersection of Kirldand Way, Khatand Way, the lower of the subject property on Kirldand Way, the lower of Within 40 feet of Kirldand Way, the lower of Within 50 feet of Kirldand Way, the lower of Within 60 feet of Kirldand Way, the lower of Within 60 feet of Kirldand Way, the lower of the height of that portion of the structure elevation, or or of the Section in Chapter-115 entitled Tols Hortzontal Facade Regulation* for further definition of the Section in Chapter-115 entitled Tols Hortzontal Facade Regulation* for further definitions. 5. The following uses are not permitted in the a Vehicle service stations. 6. The following uses are not permitted in the a Vehicle or boat sale, repair, service, or regardable for purchase and removed to the earl and an available for purchase and removed to the outward appearance and impacts of eactivities must be no different from other in a citylities must be no different from other in a citylities must be no different from other in a citylities must be no different from other in a citylities must be no different from other in a citylities must be no different from other in a citylities.	or 5 stories above average beliater 142.* er Kirk Park is 10 feet. No estid Way, or adjacent to Kirkland Val Avenue. of Peter Kirk Park shall ecceed the following of 3 stories or 39 feet; of 4 stories or 52 feet; of 5 stories or 65 feet; of 6 stories or 78 feet. I low density zone, then either: shall not ecceed 15 feet above at portion of the structure which of exceed 50 feet in width, tence Between Structures Registals. The Zone: Intelligible of the premises of this united checkly related to end department the premises. It is use with anciliary assemble this use with anciliary assemble.	eck is required edjacent to Vay between 6th Street the lower of these stories red at the midpoint of the everage building a la penalet to the exiding Maximum to Department. The are penalitied only it: when upon this use end
ZCC8D5/12-30-92											REGULATIONS CONCLU	DED ON NEXT PAGE	
FOOTN	FOOTNOTES										For other information about periting and parting For details of the regulations in this category, se For information of the regulations in this category For details of what may exceed this height limit, For details rega	e Chapter 100. y, see Chapter 95. eee Chapter 115,	PAGE

j

. . . .

										ì	
SNO	DIREC	CHONS	FIRS	/T, read dow	un to find us	o THEN,	l, across for REGUL	LATIONS		USE 7	ONE CHART
ATIO	83	, N	MINIMU			МА	XIMUMS	1		8	Zone Secti n CBD-5 50.30.f
A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED YA	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Retail Establishment Other than those Specifically listed, Limited, or Prohibited in this Zone, Selling Goods, or Providing Services including Banking and Related Financial Services (continued)			<u>ta</u>	S	X	7	H 6	7	נפ	4)	 40. A use involving the preparation and consumption of food may include, as part of this use, accessory seating it; a. The seating and associated circulation area does not exceed 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. 44. The entire zone must be physically integrated both in site and building design. Also, also design must include pedestrian finkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between well-ways on the subject property and existing or planned well-ways on abuilting properties.
FOOTNO	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.

											· · · · · · · · · · · · · · · · · · ·
SN	DIREC	CTIONS	FIRS	T, read do	m to find us	a THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
as as REGULATIONS	D PROCESS	N	MINIMU REC	JMS QUIRED 1	ARDS		XIMUMS			SPACES	Zone Secti n — CBD-5 50.30.g
OSE OSE	REQUIRED REVIEW PRO	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS
Private Lodge or Club	If the structure exceeds 35' above exceeds 35' above exceeds 35' above exceeds 35' above exceeds 18, Chapter 152, and A.D.R. Chapter 142 Chapter 142 See-Spec-Reg. 2:	None	20' See	O Spec. I	0 ∋g3 <u>-2</u>	90%	The lower of- 6-stories or 70-foot above everage building- elevation: See Special Regulations 4- 3 and 6-4, No mod- mum. See Special Regulations 6 end 9.	C	В	One per each 350 sq. ft. of gross floor area. 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-exceede the lower-of 65 leaf or 5 stories above everage building elevation, then-Process IIB; Chapter 152, and A-D-JR., Chapter 142: 2. 3. The minimum required year abouting Peter Kirk Park to 10 leaf. No esthack to required adjacent to 6th Street between 4th Avenue and Kirkand Way, or expand to Kirkand Way between 6th Street and the infersection of Kirkand Way/Kirkand Avenue. 3. 4. No portion of a structure within 100 leaf of Peter Kirk Park shall exceed the lower of three stories of 39 leaf above average building elevation. 4. 6. No portion of a structure above the elevation of Kirkand Way as measured at the midpoint of the frontage of the subject property on Kirkand Way may exceed the tollowing: a. Within 20 leaf of Kirkand Way, the lower of 3 stories or 39 leaf; b. Within 50 leaf of Kirkand Way, the lower of 4 stories or 52 leaf; c. Within 60 leaf of Kirkand Way, the lower of 5 stories or 78 leaf. 5. 6.4 any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shell not exceed 15 leaf above everage building elevation, or b. The hortzontal length of any lacade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 leaf in width. See the Section in Chapter 115 critical Thistand Between Structure Regarding Maximum Hortzontal Facade Regulation? for further deads. 6. 7. The ordine zone must be physically integrated both in alte and building design. Also, also design must include installation of pedestrian bridges consistent with the major padestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public delevation and building entrances, and between walkways on the subject property and existing or planned welfacays on abuting properties. 2. Any portion of a structure that exceeds 30 feel above average
LO VOCATE OF GE		l	<u> </u>	<u> </u>		<u> </u>	<u>. </u>		_		For other Information about partiting and partiting areas, see Chapter 105.
FOOTN	OTES										PAGE 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.

SNS	DIRE	CTIONS	: FIRS	T, reed dow	m to find use	o THEN,	across for REGUL	ATIONS	•	USE Z	NE CHART
ļĔ	52		MINIM	JMS		MA	XIMUMS			92	Zone Secti n
ASD ASD ASD ASD ASD ASD ASD ASD ASD ASD	1 8		RE(UIRED Y	ARDS	*]	SPACES	CBD-5 50.30.h
USE 🛱	e K	549				NA ER	P. E.	₩ >-	<u>,</u>	6	
" ٦٠٠٠	EW	SIZIS	ķ		~	COVERAGE	ES	27 S	ő	GRE	
\searrow	REQUIRED REVIEW PROCESS	2	FRONT	SIDE	REAR	5	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Office Use	# the structure	None	20° See	0 Spec. F	0	80%	The lower of-	C	D	One per each 350	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°						78 fl. above everage			eq. fl. of gross floor	2. If the structure exceeds the lower of 65 feet or 5 stories above-evenings building elevation, then -
	average building				,		-building elevation.		}	erea. See Section 60	Process (IB, Chapter 152, and A.D.R., Chapter 142.
	elevation, then Process IIB,						See Special Regulations 4- 3 and 5-4			of this Chepter.	So The minimum required yard shutting Peter Kirk Perk to 10 test. No setbeck to required editacent 6th Street between 4th Avenue and Kiridand Way, or adjacent to Kiridand Way between 6th Street and the intersection of Kiridand Way/Kiridand Avenue.
	Chepter 152, and A.D.R.						No mext- mum. See Spected				3. 4. No portion of a structure within 100 feet of Peter (this Park shell exceed the lower of three stories or 39 feet above everage building elevation.
	Chepter 142						Regulations 10 and 11,				4. S: No portion of a structure above the elevation of Kirtland Way as measured at the midpoint of the
	Otherwise,										trontage of the subject property on Kirtland Way may exceed the following: a. Within 20 feet of Kirtland Way, the tower of 3 stories or 39 feet;
	A.D.A. Chepter	ľ						Į.			b. Within 40 feet of Kirkland Way, the lower of 4 atomics or 52 feet; c. Within 50 feet of Kirkland Way, the lower of 5 stories or 65 feet;
ь	142. See Spec.										d. Within 60 feet of Kirkland Way, the lower of 6 stories or 78 feet.
	Reg. 2.										56. If any portion of a structure is adjoining a low density zone, then either:
											The height of that portion of the structure shall not expeed 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 bounds of the low density zone shall not exceed 50 feet in width.
											See the Section in Chapter 115 entitled "Distance Between Structuren Regarding Meximum Horizontal Facade Regulation" for further details.
										Ì	67: Ancillary assembly and manufacture of goods on premises may be permitted as part of an office
ł											use it: a. The enclary 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 anothery assembly and manufacturis
								į			activities must be no different from other office uses.
								:			7. 6. The following regulations apply to veterinary office only:
											way only treat areas entered on the subject property. D. Outside runs and other outside facilities for the entresis are not permitted.
ZC-CBD5/12-29-92							;				REGULATIONS CONCLUDED ON NEXT PAGE
								T			For other Information about parking and parking asses, see Chapter 105. PAGE PAGE
				}				L			For Information of the regulations in this category, see Chapter 95.
FOOTN	OTES			L							For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
											

			200					-			_	-	
SNO	DIREC	CTIONS	: FIRS	T, reed dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	7	G4°
Ī	93	,	MINIM	JMS		MA	XIMUMS			92		Zone H	Secti n
1 5	I SE		REC	QUIRED Y	ARDS	N4		İ		SPACES		CBD-5	50.30.i
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPA	SPE	ECIAL REGULATION	NS .
Office Use (continued)	If the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.	None	20.	O Spec. Re	0	57	The lower et 6 stories er 78 leet ebeve evenage building-elevations 4-3 and 6-4. No mad-mum. See Special Regulations 9 and 10.	1 0	33 B	One per every four people based on maximum occupancy strea of worship. See Spec., Reg. 9-7. See Section 60 of this Chapter.	7. 8: c. Site must be designed so that in certification to this effect, eigned to end building permit explications. 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 Compentances, and between well-ways or abutting properties. 9. 49. Refer to Chapter 1 to determine we property. 10. Any portion of a structure that exceed from the front property line one loot is building elevation. 11. Height of structure must be consisted. 1. The development of the subject property advantage of Section 65 of this Chapter 152, and A.D.R. 2. 4: The structure exceeds the toward—Process-IIB, Chapter 152, and A.D.R. 2. 4: The minimum required year abutting the intersection of Kintand Ways. 3. 4: No portion of a structure within 100 or 39 feet above average building elevations of the subject property on K. Within 20 feet of Kintand Ways, the contents of the subject property on K.	noise from this use will not be excited by an Acoustical Engineer, must be by an Acoustical Engineer, must be diffus subject property contains did the subject property contains did the subject property and building ages consistent with the major ped preherative Plan, between public should other provisions of this Code of the subject property and existing what other provisions of this Code of the 30 feet above average building for each five feet that portion access at with the Downtown Plan Chapter at with the Downtown Plan Chapter at with the Downtown Plan Chapter at a stories above average at Chapter 142.— In Peter Kirk Park is 10 feet. No extended Way, or expansed to Kirkland Average. Diest of Peter Kirk Park shall access avertion. In elevation of Kirtland Way as measurated way may access the following lower of 3 stories or 39 feet;	is off the subject property. A submitted with the A.D.Fl. recting units. It design. Also, also design estrian routes in the levelies and building or planned walloways on may apply to the subject elevation must be set back do 30 feet above average of the Comprehensive Plan. It is be consistent with the building elevation, then-thack is required adjacent to ad Way between 6th Street at the lower of three storted at the lower of three storted surred at the midpoint of the
ZC-CBD5I/12-29-92	A.D.R. Chepter 142. Goe Spec. Reg. 2.					c					b. Within 40 feet of Kintlend Way, the c. Within 50 feet of Kintlend Way, the d. Within 60 feet of Kintlend Way, the FREGULATIONS	he lower of 5 stories or 65 feet;	333434
FOOTN	OTES										- For other information about parting and p For details of the regulations in this categ For information of the regulations in this of For details of what may exceed this heigh For details regarding required yards, see	jory, see Chapter 100. category, see Chapter 95. ht Bmit, see Chapter 115.	PAGE

	_						2 22 2000 15				· · · · · · · · · · · · · · · · · · ·	
EGULATIONS	DIREC	CTIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART	1
	8	N	MINIMU	JMS		MAX	XIMUMS				Zone Secti n	
[Y	CES		REC	URED Y	ARDS			1		(S)	CBD-5 50.30.j	
USE B	8					2	<u> </u>	M		SPA	l li '	
EE TE	W I	SIZE				COVERAGE	E F	280	ORY	NG EE		
₩	REQUIRED REVIEW PROCESS	S TO.1	FRONT	SIDE	REAR	1.0T C	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Church (continued)			·								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 lest above evenue builds	
											elevation, or	•
											 The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. 	
											See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.)
								Ī			4.7. The entire zone must be physically integrated both in also and building design. Also, also demust include installation of pedestrian linkages consistent with the major pedestrian rootes.	
			18								Downtown Plan chapter of the Comprehensive Plan, between public sidewalts and building entrances, and between walkways on the subject property and existing or planned walkways)
				ļ				}			ebuiling properties.	
											7.6. No parking is required for daycare or actual emcliary to the use.	
									:		g.e. Plefer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	t
								i			 Any portion of a structure that exceeds 30 feet above average building elevation must be se 	t back
											from the front property line one foot for each tive feet that portion exceeds 30 feet above ave building elevation.	erage
											10- Height of structum must be consistent with the Downtown Plen Chapter of the Comprehens	tro Plen.
										·		
							ĺ					
				İ		}						
						1						
ZC-CB05J/12-17-92												
			1			- -					- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100. PAGE	
								L_	-		For information of the regulations in this category, see Chapter 95.	
FOOTN	JTES										- For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.	
L			— , ,									

ونبث يوس

, -									_			
NS	DIREC	CTIONS	: FIRS	T, reed doe	m to find use	THEN,	, across for REGUL	ATIONS		USE 7	ZONE CHART	
T ₁	92	N	MINIMU	JMS		МА	XIMUMS]	82	1	ection —
ULA	32		REC	QUIRED Y	ARDS	35				SPACES	CBD-5 50	0.30.k
SS SEGULATIONS	8 %	E				COVERAGE	OF	뙲뀵	l≽	8 8		
	REQUIRED REVIEW PROCESS	T SIZE	FRONT	띮	8	8	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING		
<u> </u>	3 3	TO.	E	SIDE	REAR	3	E ST	35	Sign	Z K	SPECIAL REGULATIONS	
School, Daycare Center, or Mini School or Daycare Center	trithe structure exceeds 35' above everage 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' See	C Spec. F	о вд. 3 <u>2.</u>	80%	The lower ef- 6 stories or 78 ft. above- average- beriding- elevation. See Special Regulations 43 and 54, No maxi- murr. See Special Regulations 13 and 14.	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 regulations of Section 65 of this Chapter. 2. If the structure-exceede the lewer of 65-feet or 6 steries above everage built Process HB, Chapter 152, and A.D.R., Chapter 142. 2. G. The minimum required yard sbutting Peter Kirk Perk is 10 feet. No sether 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Wand the Intersection of Kirkland Way/Kirkland Avenue. 3. A. No portion of a structure within 100 feet of Peter Kirk Perk shall exceed the or 39 feet above average building elevation. 4. 5. No portion of a structure above the elevation of Kirkland Way, as measure 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 35 feet; b. Within 50 feet of Kirkland Way, the lower of 5 stories or 65 feet; d. Within 50 feet of Kirkland Way, the lower of 6 stories or 65 feet; d. Within 60 feet of Kirkland Way, the lower of 6 stories or 78 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 elevation, or b. The horizontal length of any tacade of that portion of the structure which boundary of the low density zone shall not exceed 50 feet in wittin. See the Section in Chapter 115 entitled Total portion of the structure Regulational Fecade Regulations' for further details. 6. 7. The entire zone must be physically integrated both in site and building demust include installation of pedestrian finitages consistent with the major per Downtown Pten chapter of the Comprehensive Pten, between public sidews entrances, and between well-ways on the subject property and existing or p abutting properties. 7. 8. A str-fool-high tence is required atong all property times adjacent to cutstof and the first portion of operation may be limited by the City to reduce impacts on nearly and the first portion of operation may be limited by the City to r	ck is required edjecent in Vey between 6th Street we tomes of three stories and extremental of the midpoint of the critical between building arrange Maximum steam of the city and building learned welloways on the play areas.
ZC-CBD5/12-29-92		<u>.</u>		<u> </u>			<u> </u>	<u> </u>			REGULATIONS CONCLUDED ON NEXT PAGE	
FOOTNO	OTES	1			*					L	- For other Information about parking and parking erass, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For Information of the regulations in this 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

-

								-			
SNIC	DIREC	CTIONS	: FIRS	T, read dov	on to find us	o THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
ATIC	ESS		MINIMU	JMS OUIRED Y	ADDS	MA	XIMUMS			SE	Zone Secti n CBD-5 50.30.1
C S S S S S S S S S S S S S S S S S S S	REQUIRED	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Daycare Certier, or Mini School or Daycare Center (continued)											 10. 11: An on-site passenger loading area may be required depending on the number of etiendees and 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 Heath 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 trort property line one toot for each five feet that portion exceeds 30 feet above average building elevation. 14. Height of structure must be consistent with the Downtown Pian Chapter of the Comprehensive Pian.
	trithe structure exceeds 35' above exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142, Geo-Special 142	None	20' Se	0 Spec. R	0 g. 4 €	80%	The lower of 7 stories or 78 feet above everage building elevation. See Special Regulations 42 and 54. No mant-mum. See Special Regulations 9 and 10.	C	A	1.7 per unti. 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 lower of 65 feet or 5 stories above everage building elevation, then-Proper ills, Chapter 162, and A.D.R. Chapter 142. 2. 19. The minimum required yerd abstiting Poter Kirk Park is 10 feet. No setback in required adjacent to 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Wey/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 midpoint 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 50 feet of Kirkland Way, the lower of 5 stories or 55 feet; c. Within 60 feet of Kirkland Way, the lower of 6 stories or 78 feet. REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO	OTES				<u></u>			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.

	#										
asn REGULATIONS	DIREC	CTIONS	FIRS	T, reed dow	m to find use	, THEN,	acroso for REGUL	ATIONS		USE 7	ONE CHART
l ĭ l	80		MINIMU	JMS		MAX	XIMUMS				Zone Secti n
1 1	CES		REC	JUIRED Y	ARDS_			1		83	CBD-5 50.30.m
USE B	8					ΔŞ	느병	1		SPA	
<u> </u>	RED Y	SIZE	_ :			COVERAGE	91	28)RY	<u> </u>	
	REQUIRED REVIEW PROCESS	LOT SI	FRONT	SIDE	REAR	LOT CC	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
5	22	3		S	2	3	_ □ □ 5	30	<u> </u>	3.2	
Stacked or Attached Dwelling Units						e e		Ė			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
(continued)			1								elevation, or b. The horizontal length of any facada of that portion of the structure which is parallel to the
							l lis	i			boundary of the low density zone shall not exceed 50 feet in width.
											See the Section in Chapter 115 entitled "Distance Between Structures Regarding Medimum Hortzontal Fedade Regulation" for further details.
											g.#. This use must be part of a mixed use development on the subject property containing retail and/or office uses.
											7.6. The entire zone must be physically integrated both in site and building design. Also, site design must include installation of pedestrian linkages contained with the major pedestrian routes in the
1											Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the aubject property and extacting or planned walkways on
											abutting properties.
											1.9: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
											Any portion of a structure that exceeds 30 feet above average building elevation must be set bed tom the front property line one foot for each live feet that portion exceeds 30 feet above average
											building elevation. 16. Height of strigture must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
											10. Institut or studies inter no committee with the Lowerian Figure Companies Fig.
ł											
								*			
							,				
1	1	1									
ZC-CBD5M12-17-92											
		·	L	T				<u> </u>	-		- For other information about parking and parking areas, see Chapter 105. PAGE PAGE
								L			For information of the regulations in this category, see Chapter 95.
FOOTNO	DTES										For details of what may exceed this height limit, see Chapter 115, For details regarding required yards, see Chapter 115,
L											

SNO	DIREC	TIONS	: FIRS	T, read dov	en to find use	THEN,	across for REGUL	ATIONS		USE 2	NE CHART	<u> </u>
) ji	123		MINIMU	IMS	-	МА	XIMUMS			83	Zone H Secti n	
OL.	300		REC	UIRED Y	ARDS	æ				SPACES	CBD-5 50.30.n	
SS SEGULATIONS	8 8	SIZE				COVERAGE	OF URE	9 X	≵	8 B		
	REQUIRED REVIEW PROCESS		FRONT	ഥ	3	g	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING		
<u> </u>	REC	101	Ę	SEDE	REAR	<u>5</u>	到語	₹5	SIGN	PAR	SPECIAL REGULATIONS	
Public Utility	ti the structure exceeds 35° above	None	20' Sec	0 Spec. F	0 ag: 0 <u>2</u>	80%	The lower ef- 6 stories or 78 ft. above	۸	B	See Section 105.25. See	The development of the subject property and adjacent rights-of-way must be consistent with the regulation of Section 65 of this Chapter,	
Government Facility	everage building	E					-average -building elevation.		В	Section 60 of this	2. If the structure encode the lower of 65 feet or 5 stories above everage building elevation, then- Process IIB, Chapter 152, and ADR-142.	86 7-
	elevation, then Process IIB, Chapter						See Special Regulations 43 and 54, No maxi-	C See Spec. Reg.≠		Chapter,	The minimum required yard abutting Peter Kirk Park is 10 feet. No setback is required edject 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street the Intersection of Kirkland Way/Kirkland Avenue.	Street
	152, end A.D.R.						Special				3. 4. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three sto or 39 feet above average building elevation.	Cortes
	Chepter 142. Otherwise, A.D.R. Chapter 142. See Spec-	1					Regulations 9 and 10.				4. 5: No portion of a structure above the elevation of Kintland Way as measured at the mitipoint of trontage of the subject property on Kintland Way may exceed the following: a. Within 20 leet of Kintland Way, the lower of 3 stories or 39 feet; b. Within 40 feet of Kintland Way, the lower of 4 stories or 52 feet; c. Within 50 feet of Kintland Way, the lower of 5 stories or 65 feet; d. Within 60 feet of Kintland Way, the lower of 6 stories or 78 feet.	a of the
	Reg. ⊈.										S. 4- If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any 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 Facade Regulation" for further details.	
										: :	6. 7- For a Government Feetilly, Lendscape Calegory A or B may be required depending on the types or the subject property and the impacts associated with the Government Feetilly on nearby uses.	a type of by
											7. 9. Site design must include installation of pedestrian tritages consistent with the mejor pedestria notice in the Downtown Plan chapter of the Comprehensive Plan, between public eldowales and building entrances, and between walkways on the subject property and existing or planned walks on abutting properties.	end
											88. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	ıct
ZCCBD5/12-29-92									·		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 time, see Chapter 115.	:
				<u> </u>							. For details regarding required yards, see Chapter 115.	

	.										
SNO	DIREC	CTIONS	: FIRS	IT, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
SS SECULATIONS	8		JMINIM	JMS		MA	XIMUMS			83	Zone Secti n
dr'	, <u>8</u>		REC	QUIRE D Y	ARDS	쎯				SPACES	CBD-5 50.30.o
USE 💆	a ž	떶				COVERAGE	P. C. E.	2 2	Ŀ	9 2	
\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	REQUIRED REVIEW PROCESS	3ZIS	Ę		~	ğ	焦탕	72 G	1002 1002	N N N	
<u> </u>	REG	ξg	FRONT	SDE	REAR	Lot	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING	SPECIAL REGULATIONS
Public Utility Government Facility (continued)											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.
(continued)											10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
Public Transil Sheller	None	None	0	0	o	100%	15 feet above average building	-	See Spec.	None	May be permitted only 6 it will not unvecsorably impede pedestrian movement or create traffic safety problems.
							elevation.	,	Reg. 3		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 tretal trensit route and information signs and markers,
Public Park	ti the structure exceeds 35'	None	WEI be	etermine: besis	on a cas		The lower of- 6 stories or- 78 feet above	-	В	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.
	above average building						everage- building- elevation-			See Section 60 of this	# the structure exceeds the lower of 65 feet or 5-atories above average building elevation, then Process IIB, Chapter 152, and A.D.A. Chapter 142:
	elevation, then Process IIB,						See Special Regulation-2, 2. No maxi-			Chapter.	2. 4b No portion of a structure above the elevation of Kirkland Way as measured at the midpoint 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;
	Chepter					İ	mum. See			•	b. Within 40 feet of Kirkland Way, the lower of 4 stories or 52 feet;
·	152, end A.D.R.						Special Regulations				c. Within 50 feet of Kirkland Way, the lower of 5 stories or 65 feet; d. Within 60 feet of Kirkland Way, the lower of 6 stories or 78 feet.
	Chapter 142. Otherwise.					,	6 and 7.				3. 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 fect above everage building elevation, or
	A.D.R. Chepter										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 whith.
	142. See Spee .										See the Section in Chapter 115 entitled "Distance Between Structures Regarding Madazum Horizontal Facade Regulation" for further details.
	Reg. 2:										4. 5: Site and building design must include installation of pedestrian integes consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
ZC-C805012-30-92			,								REGULATIONS CONCLUDED ON NEXT PAGE
:	<u></u>										- 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 105. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
					1000						in a comme regularity rates of supering 113.

9	REGULATIONS	DIREC	CTIONS	FIRS	iT, roed dow	on to find use	a THEN,	across for REGUL	ATIONS	_	USE 2	ONE CHART	7	G 4	 1
	Ĕ [83	N	MINIM			_MA	KIMUMS			8		Zone	Section	
		CE		RE(QUIRED Y	ARDS	8 5		1		VCE		CBD-5	50.30.p	
USE		E	SIZB				COVERAGE	25 25 25	A PR	7	65 SE	<u> </u>			j
₩,	⇒	REQUIRED REVIEW PROCESS	101 SI	FRONT	SIDE	REAR	& F01	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPEC	CIAL REGULATION	ONS	
Public Park (continued)					100046						s.	8. Refer to Chapter 1 to determine what of	ther provisions of this Code	may apply to the subject p	woperty.
	ľ											6. Any portion of a structure that exceeds from the front property line one foot for	30 feet above average but each five feet that portion o	iding elevation must be set i acceeds 30 feet above aven	beck age
	8											building elevation.			
												T. Height of structure must be consistent w	with the Downtown Plan Cl	repter of the Comprehensive	o Plen.
								·							
											ŀ				
														•	
											1				
								a A							
															*
				,											
										į					
ZC-C805P12-2	22-92		L	لــا					<u> </u>	Ļ					
												For other information about parking and par- For details of the regulations in this category	y, see Chepter 100.	». PAGE	
FOOT	FOOTNOTES											For information of the regulations in this can For details of what may exceed this height it	imil, see Chapter 115.		
	' *									· · · · ·		. For details regarding required yards, see Ci	neprer 115. 		

SN	DIREC	CTIONS	: FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
CATIO	ESS	,	UINIMU REC	JMS DUIRED Y	ARDS	Γ	XIMUMS			B	Zone Secti n CBD-6 50.35.a
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
ZC-CBD8A12-29-92	ti the structure exceeds 35' above everage building elevation, there 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142. See Spec. Reg. 2	None	20'	5 feet, but two elde yards must equal et least 15 feet	10'	80%	The lower of 2-stories or 2-sto	С	D	One per each 350 sq. ft. of gross floor srea. 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. This use may not be located north of the alignment of Sidth Avenue. 3. If any portion of a structure is adjoining a low density zone, then either: 9. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or 10. The horizontal length of any faceate 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 Faceate Regulation" for turther details. 4. Anciliary essentibly and manufacture of goods on premises may be permitted as part of an office use it: a. The anciliary essentibled or manufactured goods are subordinate to and dependent on this of use; and b. The outward appearance and impacts of the office use with anciliary assembly and manufacturing activities must be no different from other office uses. 5. The following regulations apply to vetertnery offices only: a. May only treat small entirate on the subject property. b. Custellar use and other outside facilities for the entirels are not permitted. c. Site must be designed so that notes from the use will not be audition of the subject property. A certification to this effect, signed by an Acoustical Engineer, must be exclude with the AL and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 6. South of the alignment of Stoth Avenue, the enthe zone must be physically integrated both in all and building design. In addition, else dealign must include treatablation of pedestrian rouses 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 property the from the troat property the one fool for each five feet that portion exceeds 30 fe
		!	-	<u>-</u>						'	For other information about parking and parking areas, eeo Chapter 105 For datatis of the regulations in this category, eeo Chapter 100 For information of the regulations in this category, eeo Chapter 95.
FOOTN	OTES	i				7 7 2 <u>-</u>					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 Z	Z NE CHART
S S S S S S S S S S S S S S S S S S S	ROCESS	N	IINIMU REC	UMS QUIRED Y	'ARDS_		XIMUMS		,	SPACES	Zone Secti n CBD-6 50.35.b
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units ZC-CBD6B12-29-92	# the structure exceeds 35' above exceeds 35' above exceeds 35' above exceeds 15', Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142.	None	20'	5 ft., but two side yerds must equel at least 15 ft.	10'	80%	The lower et- 2 stories or -25-ft, above average- building- elevation, No maxi- mum. 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-CBD6B12-29-92				<u> </u>			<u> </u>		Ц-		For other information about parking and parking areas, see Chapter 105.
FOOTNOTES											PAGE For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

•															
9		DIREC	TIONS	: FIRST	l, reed dow	m to find use	THEN,	across for REGUU	ATIONS		USE Z	ONE CHART Zone		eti n	
	 -	T		IINIMU	200		MA	XIMUMS			DD.				
│		g l			UIRE D Y	APDS		AIMOND			8 2	CBD-6	50	.35.c	
	>	REQUIRED REVIEW PROCESS	azis 701	FRONT	SDR	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		EGULATIONS		
Development Containing Afte or Stacked Dwe Units; Restaura Taverns; Fest F Restaurants; Fi Establishment/ Cultural and/or Recreationel Facilities; Office Uses; Private Clube or Lote or Day-Care Usend/or Hotel or Mictel Use	ched English	I the structure succeeds 35' above swerage sucking wieverlion, then Process 118, Chepter 152, and A.D.P. Chepter 142. Otherwise, A.D.P. Chepter 142. Otherwise, A.D.P. Chepter 142. Reg. C. Chepter 142.	None	20' Sec	10' Spec. F	10'	80%	The lower of 6-steries er- 78 ft, ebove- average- teliding- slevetien- See also Special Regutations- 4 and 5: 3 No mad- mum. See Special Regutations 14 and 15.	C		3.	1. The development of the subject property and adjacent in regulations of Section 65 of this Chapter. 2. The required review-process in Process-IIB, Chapter 15 e., For a residential use, the structure exceeds the building elevation, ert. 15. For a residential use, the chacture exceeds the four building elevation. 9. The City may permit an increase or require a decrease developmental approval. The development shall provid Street and building form shall be modulated and terrace components towards the permeter of the subject proper average building elevation. 5. No portion of a structure on the subject property within Avenue may exceed the lower of 2 stories or 25 feet ab measured at the midpoint of the truntage of the subject north of Stath Avenue. Non-residential use occup and oriented or attached dwelling units facing on and oriented north of Stath Avenue. Non-residential uses permitted in Non-residential uses permitted in Non-residential uses and residential uses permitted toward Saverth Avenue or Fitth Street north of site, residential uses are permitted above the ground fit. 2. The entire zone must be physically integrated both in a north of Stath Avenue. Verticular access for non-reside to install traffic divertors or employ other mechanisms to install traffic divertors or employ other mechanisms to install traffic divertors or employ other mechanisms to install traffic divertors or employ other mechanisms. REGULATIONS CONCLUDED CO	2-end-A.D.FL-Chapter lower of 65-feet-or 6 stories in setbacks to be date in setbacks to be date of the carticorn openness of up from the est end of the cartier of the cartier of the cartier of the cartier of the cartier of the cartier of the cartier of the cartier of the cartier of the cartier of the roother over the elevation of 5 property on Seventh Awing the toward Seventh Awing the toward Seventh Awing the toward Centred Winnestderdiad use may be South Avenue. In the cart only. The end building design must be from Seventh ritied uses end composition of the cartier of the contract of the cartier of the cartie	above average- mined se pert of the edjacent to South describe or 78-feet a features or	the lower march and the lo
FOOTNOTES												For other information about parking and parking areas, se For details of the regulations in this category, see Chapter For information of the regulations in this category, see Cha For details of what may exceed this height limit, see Chap For details regarding required yards, see Chapter 115.	100. apter 95.	PAGE	
I	M Si	_				·									

SNS	DIREC	TIONS	: FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	Zone	Secti n
	50	N	UMININ	MS		MAX	KIMUMS						36 30 3 100
3	SES			UIRED Y	ARDS_			1		<u>8</u>		CBD-6	50.35.d
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	CIAL REGULATIONS	
Development Containing Attached or Stacked Owelling Units; Restaurants; Teverns; Fast Food Restaurants; Retail Establishments; Entertainment/ Cultural and/or Recreational Facilities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Cere Use; and/or Hotel or Motel Use (continued)											7.9. The design and development of the sizons and between Central Way and a pedestrian routes in the Downtown Pi 10. The City may require that areas of the be developed with pedestrian access as Central Business District. 11. Anothery assembly and manufacture of it: a. The enotiting assembled or manufacture of it: a. The enotiting activities must be no differenting activities must be no different from b. The outward appearance and imparativities must be no different from the following uses are not permitted as excluties must be no different from 48. The following uses are not permitted as Veterinary offices. b. Vehicle and/or boat sale, repair, se 44. Access for drive-through facilities must be consistent in the front property the one tool to building elevation. [5. Height of structure must be consistent in the producture must be consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian of structure in the consistent in the pedestrian in the pedest	crees to the north of this zone, contain chapter of the Comprehensive is northeastern and southeastern premittes and landscaping to enhance of goods on premise may be permitted goods are subordinate to a actured goods are subordinate to a actured goods are subordinate to a actured goods are subordinate to a actured goods on premise may be permitted from other office uses. of goods on premise may be permitted and day loved from the premises, acts of this use with anciliary assembler retail uses. In this zone: In this zone: In this zone: In this provisions of this Code may be supproved by the Public Work of this code is a special portion excess of this this portion excess of this this portion excess of this this portion excess of this this portion excess of this this portion excess of this this portion excess or each five test that portion excess or each five test excess or each five test t	sistent with the major Plan. ortions of the subject property noe the entrywey into the side as part of an office use and dependent on this office assembly and manufacturing the pendent upon this use, and ably or manufacturing as Department. exply to the subject property.
ZC-CBD6D12-22-92		L											
FOOTN										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	pory, see Chapter 100, category, see Chapter 95. at timit, see Chapter 115.	PAGE	

•

50	DIREC	CTIONS		T read don	en in first ou		I, across for REGUL	PMOSTA		USE 7	ZONE CHART
	REQUIRED REVIEW PROCESS		MINIMU			_	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	PACES	Zone Secti n CBD-6 50.35.e
Private Ctub or Lodge Church ZC-CBD6E12-29-62	If the structure exceeds 35' above everage building elevation, then Process (IB, Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20'	5 fl., but two side yards must equal at least 15 fl.	10*	80%	The lower ef- 2-stories er- 25-ft above average - building elevation: No maximum. See Special Regulations 6 and 7.	C	8	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chepter. One per every four people based on meximum occupancy load of eny srea of worship. See Spec. Reg. 4. See Section 60 of this Chepter.	abutting properties. 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 test above average 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 test in whith. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details. 4. No parking is required for degrees 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.
FOOTNOTES											— For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

	T										
SS '	DIREC	CTIONS	# FIRE	ST, read dow	in to find us	a THEN	N, acroso for REGUL/	ATIONS		USE Z	Z NE CHART
	1 12		MINIM	<u>IUMS</u>		M/	AXIMUMS				Zone Secti n
l dLA	Se l		RE/	EQUIRED Y	ARDS			i '		ACE	CBD-6 50.35.f
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	E		'		COVERAGE	HEIGHT OF STRUCTURE	# ≿		REQUIRED PARKING SPACES	
ا کی پر	E W	SIZE	Ę	 _, /	_{mj}		EE LO	LANDSCAPE CATEGORY	SIGN	KIN	1
→ ♡	SEC VAN	TO.	FRONT	SIDE	REAR	ğ	五年 2	CAT	SIGN	PAR	SPECIAL REGULATIONS
School, Day-Care Center or Mini School or Day-Care	it the structure exceeds 35'	None .	20'	5 feet, but two side	10'	80%	The lower cl- 2-stories-er- 25 ft-shove	D	В	See Section 105,25.	The development of the subject property end adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
Center	EDONe EXCRECTS 20			yards must			zverage -building-			See Section 60	The entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public aldevation and building.
	building elevation,	ľ		equal et least 15 feet			elevation. No mexi- mum See			of this Chapter.	entrances and between welkways on the subject property and edisting or planned welkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the
	Process IIB, Chepter	4		15 166			Special Regulations			1	Comprehensive Plan. 3. A stir-foot-high tence is required along all property thes adjacent to outside play areas.
	152, and A.D.R.			1	ĺ		10 and 11.			·	4. Structured play cross must be set back from all property Enes by at least five feet.
	Chapter 142.			1			,			,	5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
	Otherwise, A.D.R.			1			1			1	 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.
	Chapter 142.			,			1			/	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 acceed 15 fect above evenuge building.
	1			1			,				elevation, or b. The horizontal length of any facade of that portion of the structure which is perulid to the
				1			1				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.
				<i>!</i>			1				These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).
		1		!						1	Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
,				'			'			1	Any portion of a structure that exceeds 30 feet above everage building elevation must be set back from the front properly line one foot for each five feet that portion exceeds 30 feet above everage.
	1			'			i :			1	building elevisition.
] '			'			,				11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
	i '	1		'		1	,			1	
ZC-C8D6E12-29-92	<u></u> '		上	<u> </u>	<u></u>	<u> </u>	<u></u> '	\perp		 '	
									L		- For other information about parking and parking areas, see Chapter 105 For datatis of the regulations in this category, see Chapter 100. PAGE
FOOTN	OTES	1					L				For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding regulated yards, see Chapter 115.
											_ For details logisting required years, see Crepter 115.

DIRECTIONS: FIRST, resed down to find use THEN, across for REGULATIONS USE Z NE CHART Zone CBD-6 Section	5.g statent with the brig on the type of city on nearby
Public Utility Second Sec	isstant with the brig on the type of city on nearby
Public Utility If the structure exceeds 35' indown average building elevation. Process IIB. Chepter 152, and A.D.R. Chepter 142.	insistent with the larg on the type of city on nearby the subject
Public Utility If the structure exceeds 35' indown average building elevation. Process IIB. Chepter 152, and A.D.R. Chepter 142.	ting on the type of city on nearby the subject
Public Utility If the structure exceeds 35' indown average building elevation. Process IIB. Chepter 152, and A.D.R. Chepter 142.	ting on the type of city on nearby the subject
Public Utility If the structure exceeds 35' shove everage building elevation, then process IIB. Chepter 152, and A DR. Chepter 142. By See Section 105.25. See Section 105.25.	ting on the type of city on nearby the subject
Structure exceeds 35' sbove average building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142. Dut two side yards average building elevation, then Process IIB, Chepter 142. Section 25-flebove- everage- building- elevation, then Process IIB, Chepter 142. Section 105.25. See Section 105.25. See Section 60 of this Se	ting on the type of city on nearby the subject
Government Facility Governmen	the subject
Government Facility Government Facility Government Facility Government Facility Government Facility Government Facility Frocess IIII, Chapter 152_ and A.D.R. Chapter 142_ From the front property and the impacts essociated with the Government Facility uses. See Special Special Special Special Property and the impacts essociated with the Government Facility uses. Chapter See Special Special Property. Regutations 4 and 5. See Spec. Reg. 2 4 Any portion of a structure that exceeds 30 feet above everage building elevation or to building elevation.	the subject
Government Facility intermination in the process IIB. Chapter 15 feet No medimum See Special Spec. Reg. 2 No medimum See Special Spec. Reg. 2 ADR. Chapter 152, and ADR. Chapter 142. Chapter 142.	must be set back
Process IIB, Chepter 152, and A.D.R. Chapter 142 Process IIB, Chepter Application	must be set back
152, and A.D.R. Chapter 142.	must be est back
Chapter 142.	egsneva evoda i
5. Height of structure must be consistent with the Downtown Plan Chapter of the Cor Otherwise,	imprehensive Plan.
A.D.R. Chepter	
142.	
Public Transit None None 0 0 0' 100% 15 ft. above See None 1. May be permitted only til it will not unreasonably impade pedestrian movement or o	r create traffic
Shelter sverage Spec. safety problems. Dullding Reg.	
elevation. 2 2. May treated transit route and information signs and markets.	
ZC-C808E12-29-92	
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.	
FOOTNOTES For details regarding required yards, see Chapter 115.	

					**								· · · · · · · · · · · · · · · · · · ·
S	DIRE	CTIONS	: FIRS	it, read doe	m to find us	a THEN,	across for REGUL	ATIONS		USE 2	ONE CHART		
LAT10	ESS		MINIMU	JMS OUIRED Y	ARDS		XIMUMS			g		Zone - CBD-6	Secti n — 50.35.h
REGULATIONS	REQUIRED REVIEW PROCESS	SIZE				LOT COVERAGE	T OF	APB ORY	ORY.	REQUIRED PARKING SPACES	[
₩	REQUI	s to:	FRONT	SIDE	REAR	101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUI	SPI	ECIAL REGULATION	
Public Park	if the structure exceeds 35' above average building elevation, then Thouses IIB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	With the came by		i on a cas	э-by-	The lower of Pstories or 26 ff. above average building—elevation. No maid-mum. See Special Regulations 3 and 4.		В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject properly agulations of Section 65 of this Cherk Property. 2. Refer to Chapter 1 to determine what property. 3. Any portion of a structure that exceed from the front property line one fool is building elevation. 4. Height of structure must be consistent.	eter. other provisions of this Code me the Street above everage building or each five feet that portion exce	ny empty to the subject elevation must be set beat eds 30 feet above everage
ZC-CBD6G12-22-92		<u> </u>	<u> </u>					<u> </u>	<u> </u>				
FOOTN	OTES										 For other information about periding and For details of the regulations in this cale For information of the regulations in this For details of what may exceed this heig For details regarding required yards, see 	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE

SNC	DIREC	CTIONS	: FIRS	T, read do	en to find use	a THEN,	across for REGULI	ATIONS		USE Z	ONE CHART Zone Secti n
♦ EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED 1	ZEAR REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-7 50.40.a
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. fl.	40' See	15' Spec. I	15' Peg. 3	90%	The lower of- 3-stories or- 39 feet shove- average- building- elevation, No maxi- mum. See Special Regulations 6 and 7.	A	E	See Section 105.25. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. May not be more than two vehicle service stations at any intersection. Gas pump islands may extend 20 feet into the front yend. Canoples and covers over gas pump latinds may not be more than 10 feet to any property line. Outdoor parting 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. Size design must include installation of pedestrian linkages between public sidewalks 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper in the front property line one loot for each five less that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Peatzurent of Tevern ZC-C8D7A12-29-92	ti the structure exceeds 35' above exceeds 35' above exceeds 35' above exceeds 35' above exceeds 35' above exceeds 35'. Then Process IIB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	Nove	20' See	O Spec.	0 Deg. 2	80%	The lower of- 8 stortes or 39 fest above everage- building elevation. No maxi- mum. See Special Regulations 5 and 6.	В	E	1 per each 125 sq. ft. of gross ftoor eres, See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Third Street. Site design must include installation of pedestrian linkages between public estewards 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 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. 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.

SNC	DIRECTIONS: FIRST, read down to find use THEN, account for REGULA O MINIMUMS MAXIMUMS							ATIONS		USE 2	ONE CHART
ATIC	ESS	N	T	JMS DUIRED Y	A DOS		KIMUMS			- <u>83</u>	Zone Section CBD-7 50.40.b
☐ 를 REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Fast Food Restaurant	If the structure exceeds 35' above everage building elevation, then 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20° See	O Spec. I	0 ag. 2	80%	The tower et- 20 feet above- everage building- elevation. No med- mum. See Special Regulations. 7 and 8.	A	E	1 per each 100 sq. fl. of gross floor area. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Third Street. Must provide one outdoor waste receptable for every eight parting statio. Access for drive-through facilities must be approved by the Public Works Department. Site design must include installation of pedestrian integes between public ablewaits and building entrances and between walkways on the subject property and existing or planned walkways on abuilding properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert 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. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
Entertainment, Custural and/or Recreational Facility Hotel or Motel ZC-C8D7812-29-92	if the structure exceeds 35' above everage building elevation, then 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See	0 Spec.	O Reg. 2	80%	The lower el- 3-stories er- 29-feet chove- everage- building- elevation: No mexi- mum. See Special Regulations 6 and 7.	8	E	See Section 105.25. See Section 60 of this Chapter. One for each room. See Spec. Reg. 3 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. No solveck is required adjacent to Third Street. 3. The parting requirement for hotel or motel use does not include parting requirements for enabling meetings and convention facilities. Additional parting requirements for enabling uses shall be determined on a case-by-case basis. 4. Site design must include installation of pedestrian tinkages between public addension and building entrances and between walloways on the subject property and additing or planned walkways on abuilting properties consistent with the major pedestrian reades in the Downcown Plan chapter of the Comprehensive Plan. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties. REGULATIONS CONCLUDED ON NEXT PAGE
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.

	DIDE	TIONS					•			uor s	
asn REGULATIONS	DIREC	HUNS	FIRS	iT, reed doe	en to find use	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
ATI	883	N	MINIM			MA	XIMUMS			CES	CBD-7 50.40.c
USE 5	ROCI		KE	QUIRED Y	TARIS	V¥GB	- H			Y _a s	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING	SPECIAL REGULATIONS
Entertainment, Cultural and/or Recreational Facility											Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one loct 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.
(continued) Any Fishal 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' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See	0 Spec. I	0 Flag. 2	80%	-The lower of- 0-stories or 39 feet cheve awarage building- elevation. No maxi- 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.	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 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, as 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 involving the preparation and consumption of food 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 pian is designed to preclude the seating area from being expanded. 6. Vehicle and boat sale, repair, service, and rental are not permitted in this zone. 7. Site design must include installation of pedestrian tritages between public aldewalks and building entrances and between welloways on the subject property and adding or planned welloways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 8. Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property and the front property the cabination of each five feet that portion exceeds 30 feet above average building elevation must be set beats from the front property the one loot for each five feet that portion exceeds 30 feet above average building elevation.
ZC-CBD7C12-29-92											10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan
FOOTNOTES									<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 timil, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRST	, read dow	n to find use	, THEN, 4	scross for REGULA	TIONS		USE Z	ONE CHART Zone Secti n
ATIC	83	N	IINIMU			MAX	TMUMS			CES	CBD-7 50.40.d
A S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Lodge of Ctub	structure exceeds 35' sbove average building elevation, then Process iiB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142		20' See	O Spec. F	0 ag. 2	80%	The lower of- 3-stories or- 30-test showe- 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 machinum occupancy toad of any area of worship. See Spec. Reg. 4 See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Triard Street. Site design must include installation of pedestrian finitages between public stdewarts and building entrances and between walkways on the subject property and existing or planned walkways of stoutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. No parting is required for daycare or school ancillary to the use. Peder to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that consects 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. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Office Use	If the structure exceeds 35 above everage building elevation, then Procest IB, Chapter 152, and A.D.R. Chapter 144. Otherwise, A.D.R. Chapter 142.	2.	20' Sa4	O Spec.	0 Reg. 2	80%	The-lower ef- 3 ctories er 60 test-above average- building- elevation. No maxi- mum. Sea Special Regutations 6 and 7.	C	D	1 per each 350 sq. fl. of gross floor gree. 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 setback is required adjacent to Third Street. 3. Ancibary assembly and manufacture of goods on premises may be permitted as part of office use if: a. The ancibary assembled or manufactured goods are authoritinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancibary 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 aritimals are not permitted. REGULATIONS CONCLLIDED ON NEXT PAGE
FOOT					 _	1			<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 yeards, see Chapter 115.

SNC	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL/	ATIONS		USE 2	ONE CHART
LATIC	ESS	N	MINIMU REC	IMS JUIRED Y	ARDS		XIMUMS			SPACES	Zone Secti n
S S REGULATIONS	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPS	SIGN	REQUIRED PARKING SPA	
$\sim \diamondsuit$	REQ	LOT	FRONT	SIDE	REAR	LOT	HEI	35	Sign	PAR	SPECIAL REGULATIONS
Office Use (continued) School, Daycere Center, or Mint-School or Daycere Center	If the structure exceeds 35' above everage building elevation, then. Process (IIS, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20° See	O Spec. F	0 ag. 2	80%	The lower of- 8 stories or 20 feet above everage- building- elevation. No mapd- mum. See Special Regulations 10 and 11.	D	8	Sec Section 105.25. See Section 60 of this Chepter.	 c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an accusational engineer must be authritized with the A.D.R. is building permit applications. d. A veterinary office is not permitted if the subject property contains diverting units. Site design must include installation of pedestrian linkages between public striewarks 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. 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. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan the development of the subject property and adjacent rights-of-very must be consistent with the requirement of section 68 of this Chapter. No setback is required adjacent to Third Street. A str-foot-high fence is required along all property lines adjacent to outside play areas. Structured play areas must be set back from all property lines by at least five feet. Hours of operation may be limbed by the City to reduce impacts on nearby residential uses. An on-site passenger leading area may be required deponding on the number of alleradees and the extent of the abutting right-of-way improvements. These uses are cubject to the requirements established by the Department of Social and Health Services (WAC 388-73, 398-150, and 388-155). Site design must broude installation of pedestrian linkages between public advances and between welfacenys on the subject property and advanting or permit vectors or abutting properties consistent wit
FOOTN	OTES					,		L	L		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.

ONS	DIREC	CTIONS	: FIRS	iT, read dow	in to find use	a THEN,	, across for REGUL	ATIONS		USE Z	NE CHART
l E	80	P	MINIMI	JMS		MA	XIMUMS			8	Zone Section
	CES		RE(QUIRED Y	ARDS	842				SPACES	CBD-7 50.40.f
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SP.	SPECIAL REGULATIONS
School, Deycere Center, or Mini-School or Daycere Center (continued) Stacked or Attached Dwetting Units	If the structure exceeds 35' ebove everage building elevation, then, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D. R. Chepter 142.	Rone	20' See	0 Spec. 1	0 Reg. 2	60%	The lower of- 4 stortes or- 29 feet shows- average- building- elevation. No med- num. See Special Regulations 6 and 7.	D	A	1.7 per unit. See Section 60 of this Chepter.	 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. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of the Chapter. No section is required adjacent to Third Street. This use must be part of a mixed use development on the subject property containing retall endor office uses. Sibe design must include installation of pedestrian tinkages between public addressine and building entrances and between welloways on the subject property and codating or planned welloways on ebutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 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. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOOTN	OTES										- For other Information about parking and parking assas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this 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	m to find use	o THEN,	across for REGUL/	ATIONS	-	USE Z	ONE CHART
ŢĬ	85	N	MINIMU	IMS	,	MA	XIMUMS			89	Zone Secti n
Ľ	CESS			XUIRED Y	ARDS					SPACES	CBD-7 50.40.g
♦ \$\frac{\mathred{\mathrea}}{\mathrea}\$ REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP/	SPECIAL REGULATIONS
	If the structure exceeds 35' sbove average building	None	20' See	O Spec.	0 Beg. 2	80%	The lower of 0 stories or 30 lest above everage building elevation.	C	B B	See Section 105.25. See Section 60 of this	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 setback is required adjacent to Third Street. 3. For a Government Facility, Landscape Category A or B may be required depending on the type of
	then Process IIB, Chapter 152, and						No mand- mum. See Special Regulations	See Spec. Reg. 3		Chepter.	use on the subject property and the impacts associated with the Government Facility on nearby uses 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
	A.D.R. Chapter 142.						5 and 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.
	A.D. R. Chepter 142										6. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.
Public Transfi 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 expede pedestrian movement or create traffic ealery problems. May install transit route and information signs and markers.
Public Perk	il the structure exceeds 35°	None	000000000000000000000000000000000000000	e determ	the little of the control		The lower of 8 stories or 30 test above	_	В	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. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	above average building elevation, then Process IIB, Chepter						-everage- building- elevation: No mext- mum. See Special			See Section 60 of this Chapter.	 Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert 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.
	152, and A.D.R. Chapter 142.						Regulations 3 and 4.				4. Height of structure must be consistent with the Downtown Plen chapter of the Comprehensive Plen.
ZC-CBD7G12-29-92	A.D.R. Chapter 142										
FOOTN	OTES		1								For other Information about perting 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.

	•							_			
as a second	DIREC	TI NS	: FIRS	T, read dow	en to find use	a THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
	520		INIMU	IMS		MA	XIMUMS		Ι		Zone Secti n
[F	CES			UIRED Y	ARDS			i		8	CBD-8 50.45.a
USE S	PRO P					NAG	놀器	<u>.</u> .		SPA	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant or Tavern	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.	None	20' See S	0 ec. Reg.	o end 3	80%	The lower of- a) A stories or- b) \$2 feet- shows everage building- elevation or existing grader. See Special Regulations 4 through 8. No mexister in the see Special Regulations 14 and 15.	Α	E	One per each 125 sq. ft. of gross floor area. See also Section 60 of this Chepter.	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 edjacent to: a. Central Way: b. First, Second, and Third Streets, except within 100 test 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 near yard abutting the PR 3.6 zone is 5 test. 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 test of the PR 3.6, PLA 7A and PLA 7B zones toosted to the north of this zone may exceed the lower of 2 stortes or 30 test 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 stodes or 30 feet above the elevation of Central Way is measured above the midpoint of the trontage of the subject property on 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 toosted 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 8 the applicant provides subterransen periting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure averable for public purifys. Any propeel under this peragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 25 of this Code. As part of the PLD process, the City will determine whether the public benefit derived from providing this additional periting is sufficient to allow the troresse in height and building must be designed so that this use to primarily oriented towards Central Way. No expe
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.

								•					
asn REGULATIONS	DIREC	TIONS	FIRS	T, read dow	in to find use	L THEN,	acroes for REGUL	ATIONS	·· <u> </u>	USE Z	ONE CHART	Zone Se	.4
	8	N	INIMU	JMS		MAX	KIMUMS			S		10-00-10 (00: 00:00:00)	ecti n
1 6	Ö		REQ	QUIRED Y	ARDS	GR				ACE).45.b
USE	REQUIRED REVIEW PROCESS	84				LOT COVERAGE	OF URE	2 2		REQUIRED PARKING SPACES		<u> </u>	
17, 7,	ZE V	' SIZE	Ę	53	ا ج	Ö	CHT CCT	ည္ဆင္ဆ		E E			
× 5>	REG	LOT	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REG		ECIAL REGULATIONS	
Restaurant or Tavern	ľ										10. Drive-in facilities and drive-through	facilities are not permitted in this zone.	
(continued)											The site must be designed so that from residential neighborhoods to the control of the cont	vehicles coming from end going to the el the north of this zone.	to will be directed every
											entrances and between walkways o	n of pedestrian Enlarges between public on the subject property and existing or paths major pedestrian routes in the Downs	crined walkways on
	,										Refer to Chapter 1 to determine with property.	had other provisions of this Code may app	ly to the subject
											14. Any portion of a structure that exce from the front property the one loot building elevation.	ects 30 feet above average building elevi- I for each five feet that portion exceeds 3	ation must be set beck O teet above average
				1			<u> </u>				15. Height of structure must be consist	ant with the Downsown Plan chapter of t	ne Comprehensive Pism.
ZC-CBD6B12-22-92													
								<u> </u>	Τ.		For other information about parking and For details of the regulations in this cale		PAGE
FOOTNO	DTES										For information of the regulations in this case For information of the regulations in this For details of what may exceed this help For details regarding required yards, see	category, see Chapter 95. pt limit, see Chapter 115.	

											
SNC	DIRE	CTIONS	: FIRS	T, reed do	on to find up	a THEN	, scross for REGUL	ATIONS		USE	ZONE CHART
Ĭ	72		MINIMU	UMS		MA	XIMUMS	<u> </u>	T	T	Zone Section
75	8		RE(QUIRED 1	ARDS	. 8		Ì		1 S3	CBD-8 50.45.c
asn REGULATIONS	B X	SIZE	J	l		COVERAGE	URE	2 kg	≥ 2	CS SP,	
	REQUIRED REVIEW PROCESS		FRONT	뇓	REAR		HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	
- 4		TOI		SDE	†	ξ		35	28.2	₩.	SPECIAL REGULATIONS
Fast Food Restaurant	structure exceeds 35' showe exverage building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142.	None	20' See S	O Nec. Reg.	O Resnot 3	80%	The lower et; a) 4 stories ar- b) 52 feet above- average- building- elevation- or-estating- grade. See Special Regulations 4 through 8. No meut- mum. See Special Regulations 14 exit 15.	A	E	1 per 100 sq. ft. of gross floor srea. 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 estheck 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 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 everage butining 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 accessed the tower of 2 stortes or 30 feet above the elevation of Third Avenue, or Market Street. 6. No portion of a structure within 40 feet of Central Way may accessed the lower of 3 stodes or 39 feet above the elevation of Central Way as measured above the midpoint of the troritage of the subject property on Central Way. 7. Structures shall be modulated and terraced on the hillated in this zone. The tailed building forms that 9 grouped towards the center of the subject property with lower components located toward the epiticant provides authorized on the subject property. 8. The maximum height of structures on the subject property may be increased by 1 story or 13 feet the applicant provides authorizeness on the subject property or the proposed structure available for public parting. Any property are provided provides authorized and decided upon as a Planned Unit Development, Chapte under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapte 125 of this Code. As past of the PUD process, the City will determine whether the public benefit delived from providing this additional parting is sufficient to allow the increase in height end building mass. REGURATIONS CONCLUDED ON NEXT PAGE
ZC-CDL8(12-29-92	ĹL							i			1
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.

SNC	DIREC	TIONS	FIRS	T, read dow	m to find use	o THEN,	across for FIEGLA	ATIONS		USE Z	ZONE CHART	•
TIC	92	N	INIMU	IMS		MAX	KIMUMS			~	Zone Section	
ILA	CES		REQ	UIRED Y	ARDS	Ħ				NC BY	CBD-8 50.45.d	
SS SEGULATIONS	⁶ 87	ا بي				ERAG	P. S.	æ ≻	⊾	H S		
I ┷╸	JIRE	SIZE	ţ			COVERAGE	ĔĘ	SCAI	GOR			
\checkmark	REQUIRED REVIEW PROCESS	τοτ	FRONT	SIDE	REAR	101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Fast Food Restaurant (continued)											9. This use is permitted only if the subject property abuts Central Way. The able and building must designed so that this use is primarily oriented towards Central Way. No aspect or component this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 10. Drive in facilities and drive-through 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 a from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian finkages between public eldewater and built entrances and between walkways on the autiject property and existing or planned walkways or abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above average building elevation. 15. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive	of d isial selections of
							:					
2C-C8D6D12-22-92												
FOOTN	OTES		I								— 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.	

SNO	DIREC	TI NS	: FIRST,	, reed dow	n to find use	THEN,	across for REGULA	ATIONS		USE Z	ONE CHART
♦ \$\frac{\pi}{\pi}\$	REQUIRED REVIEW PROCESS	LOT SIZE	TINIMUM REQU LNO E	MS JIRED Y	REAR	LOT COVERAGE W	HEIGHT OF WEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Secti n 50.45.e
Entertainment/ Cultural and/or Recreational Facility Hotel and Motel ZC-CBD8/12-29-92	If the structure exceeds 35' shove everage building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142.	None	20' See See	0 ec. Reg.	0 ? and 3	80%	The lower of: a) 4-stories er- b) 52 feet- aspove- average- building- eradating- grade. See Special Regulations 4 through 8. No maxi- num. See Special Regulations 14 and 15.	B	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.	 The development of the subject property or adjacent righte-of-way must be consistent with the regulations of Section 65 of this Chapter. No trord yard esthack is required adjacent to: Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zonec; Third Avenue between Second Street and Third Street. The minimum required side end/or rear yard abuting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or everage building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zonec 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. No portion of a structure within 40 feet of Central Way reay exceed the lower of 3 stories or 30 feet above the elevation of Central Way as measured above the midpoint of the trorizage of the subject property on Central Way. Structures shall be modulated and terreced on the hillade in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the pertinate of structures on the subject property with lower components located towards 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 evaluable for public parting. Any proposed under this peragraph will be reviewed and decided upon as a Planmed 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. The use is permitted only if the subject property shute Central Way. No expect or comp
FOOTNOTES											- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

1

DIRECTIONS: FRET, and down to find one THEN, some for FEGULATIONS USE ZONE CHART ZONE GBD-8 SPECIAL REGULATIONS Extendimental Contractors of Exciting Contractors of E													
SPECIAL REGULATIONS Entertainment/ Cultural and/or Recreationsel Facility (continued) Hotel and Motel (continued) Hotel and Motel (continued) 10. The periting requirements for motel use do not include pariting requirements for end meeting rooms and convention facilities. Additional pariting requirements for end meeting rooms and convention facilities. Additional pariting requirements for end meeting rooms and convention facilities. Additional pariting requirements for end meeting rooms and convention facilities. Additional pariting requirements for end meeting rooms and convention facilities. Additional pariting requirements for end meeting rooms and convention facilities. Additional pariting requirements for end determined on a case-by-case bestine. 11. The site must be designed so that whickes coming from and going to the site will be directed from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian insighed property and existing or planned walkways establing properties consistent with the major pedestrian reades in the Downstown Plan chaptes the Comprehensive Plan. 13. Refer to Chapter 1 to detormine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above severage building elevation must be set- from the front property line one loot for each five feet that portion exceeds 30 feet above severage building elevation.	SZ.	DIREC	CTIONS	: FIRS	IT, reed dow	m to find use	THEN,	scross for REGUL	ATIONS		USE Z		1
SPECIAL REGULATIONS Entertainment/ Cultural and/or Recreationsel Facility (continued) Hotel and Motel (continued) Hotel and Motel (continued) 10. The parking requirements for hotel or motel use do not include parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end determined on a case-by-case bestile. 11. The site must be designed so that whitches coming from and going to the site will be directed from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian tritiages between public addeessite and but entertainces and between walkways on the subject property and existing or planned walkways of the Comprehensive Plan. 13. Refer to Chapter 1 to detormine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above severage building elevation must be set from the front property line one tool for each five feet that portion exceeds 30 feet above severage building elevation.			N	MINIMI	JMS		MA	KIMUMS	I		NACON .		
SPECIAL REGULATIONS Entertainment/ Cultural and/or Recreationsel Facility (continued) Hotel and Motel (continued) Hotel and Motel (continued) 10. The parking requirements for hotel or motel use do not include parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end determined on a case-by-case bestile. 11. The site must be designed so that whitches coming from and going to the site will be directed from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian tritiages between public addeessite and but entertainces and between walkways on the subject property and existing or planned walkways of the Comprehensive Plan. 13. Refer to Chapter 1 to detormine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above severage building elevation must be set from the front property line one tool for each five feet that portion exceeds 30 feet above severage building elevation.	ַר ַצָּ	CES	·····	T	·	ARDS			1		CES	CBD-8 50.45.f	
SPECIAL REGULATIONS Entertainment/ Cultural and/or Recreations Facility (continued) Hotel and Motel (continued) Hotel and Motel (continued) 10. The parking requirements for hotel or motel use do not include parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end meeting rooms and convention facilities. Additional parking requirements for end determined on a case-by-case bestile. 11. The site must be designed so that whitches coming from and going to the site will be directed from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian tritiages between public addessable and but ordances and between walkways on the subject property and existing or planned walkways of the Comprehensive Plan. 13. Refer to Chapter 1 to detormine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above severage building elevation must be set- from the front property fine one foot for each five feet that portion exceeds 30 feet above severage building elevation.	USE S	P.R.O					SRAG	25 S	₩ > -	_	D: SPA]
Entertainment/ Cultural and/or Recreational Facility (continued) Hotel and Motel (continued) 10. The parking requirements for hotel or motel use do not include parking requirements for enciliary uses a determined on a case-by-case basis. 11. The site must be designed so that vehicles coming from and going to the site will be directed from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian trisages between public aldessales and but enthronces and butter properties consistent with the major pedestrian rouse in the Downtown Plan chaptes the Comprehensive Plan. 13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above average building elevation must be set to the front property line one tool for each five feet that portion exceeds 30 feet above average building elevation.	▎▁▔▝▁▏	UIRE	SIZI	Ę			COVI	Ħ	\$CV	XOD:	E E		-
Cultural and/or Recreational Facility (continued) Hotel and Motel (continued) Hotel and Motel (continued) 11. The sile must be designed so that vehicles coming from and going to the sile will be directed from residential neighborhoods to the north of this zone. 12. Sile design must include installation of pedestrian finitages between public sidewalte and but enhances and between walkings or pictured walkings of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above average building elevation must be set to building elevation.	\searrow	REQ	10.1	FRO	ig _s	REA	101	STR	S TAN	SIGN	REQ	SPECIAL REGULATIONS	
Hotel and Motel (continued) 11. The site must be designed so that vehicles coming from and going to the site will be directed from residential neighborhoods to the north of this zone. 12. Site design must include installation of pedestrian finiseges between public eldewalls and but entrances and between walkways on the subject property and existing or planned walkways or abouting properties consistent with the major pedestrian reases in the Downstown Plan chaptes the Comprehensive Plan. 13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 14. Any portion of a structure that exceeds 30 feet above average building elevation must be set from the front property the one foot for each they feet that portion exceeds 30 feet above average building elevation.	Cultural and/or Recreational Facility											meeting rooms and convention facilities. Additional parking requirements for anciliary uses a	
entrances and between walkways on the subject property and existing or planned walkways of abutting properties consistent with the major pedestrian routes in the Downtown Plan chaptes the Comprehensive Plan. 13. Pasier to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 14. Any portion of e structure that exceeds 30 feet above average building elevation must be set from the front property line one tool for each tive feet that portion exceeds 30 feet above average building elevation.	Hotel and Motel												1 ewey
property. 14. Any portion of e structure that exceeds 30 feet above average building elevation must be set from the front property the one feet for each five lest that portion exceeds 30 feet above average building elevation.												entrances and between walkways on the subject property and existing or planned walkways abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter	on T
trom the tront property the one feet for each five feet that portion exceeds 30 feet above aver building elevation.													İ
												from the front property line one feet for each tive feet that portion exceeds 30 feet above ave	
								į					ve Plen.
	:							ł					
		•											
										ľ			
	i i												
]]					
ZC-CBD8F12-22-92	ZC-CBD8F12-22-92											-	
For other information about parking areas, see Chapter 105. PAGE PAGE													ı.
For information of the regulations in this category, see Chapter 95. For details of what many exceed this height limit, see Chapter 115. For details regarding required yeards, see Chapter 115.	FOOTNO	OTES										For information of the regulations in this category, see Chapter 95. For details of what may exceed this height Emil, see Chapter 115.	

70	NIDE/	TIONS	·							liee 7	ZONE CHART
VTIONS		1	I FIRS		n to find us		, across for REGUL XIMUMS	ATTORIS	<u> </u>	T	Zone Secti n
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.g SPECIAL REGULATIONS
Any Retail Establishment, other than those specifically listed, imited, 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 exceeds 35' above exceeds 35' above exceeds 35' above exceeds 18. Chepter 152, and A.D.R. Chepter 142. Otherwise, A.D.R. Chepter 142.	None	20' See S	O Sec. Reg.	0 2 and 3	80%	The lower of: e) 4 stories or b) 52 feet above swerage building elevation- or existing grade. See Special Regulations 4 through 8. No mg. num. See Special Regulations 17 and 18.	B See Spec. Reg. 11	E	1 per each 350 sq. fl. of gross floor area. See Section 60 of this Chapter.	 The development of the subject property or edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback to required edjacent to: Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zone. Third Avenue between Second Street and Third Street. The minimum required able and/or rear yard abuting the PR 3.6 zone to 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. 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 as measured at the midpoint of the trontage of the subject propon Third Avenue, Fourth Avenue, or Market Street. 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. Structures shall be modulated and terraced on the hillside in this zone. The tailest building forms shall be grouped towerds the center of the subject property with lower components located lower the partmeter of the subject property. The maximum height of structures on the exhibit property may be increased by 1 story or 13 feet the applicant provides subternamen parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure exclusive for public parting. Any propounder the paragraph will be reviewed and decided upon as a Planned Unit Development, Creept 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived on the third see in primarily oritained towards Central Way. No expect or component of this use is permitted only if the subject
FOOTN								-	— 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.		

SZ	DIREC	TIONS	: FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
REGULATIONS	ROCESS	N	IINIMU RE(IMS DUIRED Y	ARDS		CIMUMS			SPACES	Zone Secti n CBD-8 50.45.h
	REQUIRED REVIEW PROCESS	ZZIS LOT	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	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 (Inancial services (continued)											 The following uses are not permitted in this zone: Valvide service stations. Vehicle sales, repet, service, or rental. Dive-in taccities and drive-through tactities. Bood sales, repet, service, or rental shall provide a Landacape Category A. Bood repet and service shall be conducted within an enclosed structure. A use involving the preparation and consumption of food may include, as part of this use, accessory seating it:
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 fimit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTI NS	: FIRS	T, reed dow	n to find use	e THEN,	ecross for REGUL/	ATIONS		USE Z	NE CHART
ATIC	83	N	IINIMU			MA	XIMUMS			23	Zone Secti n
A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge	trithe 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 S	O ec. Reg.	0 8 am d 3	80%	The lower oft- e) 4-stories or b) 52-feet- showe- sweage- building- elevation- or existing- grade. See Special Regulations 4 through 8. No med- num, See Special Regulations 13 and 14.	C	B	1 per each 350 sq. ft. of gross floor erea. See Section 60 of this Chapter.	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 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 to 5 feet. 4. Height of structure way 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 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. 7. Structures shall be modulated and terraced on the hillaide in this zone. The tailed building forms shall be grouped towards the center of the subject property with lower components located towards 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 excellents to the public parting. Any proposal under the percent of the subject property or the proposed structure excellents to the building forms 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 excellents to the building. Any proposal under the percent of the subject property after decided upon the public penting. Any proposal under the percent of the Street and Scoond Street or Fourth Avenue, the subject property abute that Avenue and Fourth Avenue and Fourth Avenue to the subject provide residential character and scale adjacent to Third Avenu
FOOTNOTES											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.

S SEGULATIONS	DIREC	CHONS	FIRS	T, read dow	n to find use	9 THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
II	89	N	AINIMU	IMS		MA	XIMUMS]			Zone	4 1	ction
[<u>[</u> [REQUIRED REVIEW PROCESS			UIRED Y	ARDS			1		REQUIRED PARKING SPACES	CBD-8	50	.45.j
USE S	25					ZAG ZAG	~ 2	<u>.</u> .		SPA			
— 🖁	IRE SV	SIZE				COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	E E			
	20.5	10T	FRONT	SDE	REAR	5 53	EIGH	SON DEL	z E	E S	SPECIAL REGULA	TIONS	
<u> </u>	22	מ	E	SI	2	3	표당	30	ត្ត <u>ប</u>	22	SI CORU RIGOUA	IIIONS	
Private Club or Lodge (continued)											 Site design must include installation of pedestrian Enlarges entrances and between walkways on the subject property a abutting properties consistent with the major pedestrian roa of the Comprehensive Plan. 	and existing or ptai	med welloways on
						:	. E				 Refer to Chapter 1 to determine what other provisions of the property. 	s Code may apply	to the subject
											Any portion of a structure that exceeds 30 feet above event from the front property line one foot for each five feet that p building elevation.	ge building eleval ortion exceeds 30	ion must be est back fect above average
	-						Ì	1			14. Height of structure must be consistent with the Downtown f	tan chapter of the	Comprehensive Plan.
1	1												
								ļ					
							['	İ				a	
							Ì	l					
]							
									i				
	,												
									{				
									}				
									1				
						i i							
ZC-C8D8J12-22-92													
											For other briormation about parking and parking areas, see Cha	oter 105.	PAGE
FOOTN	FOOTNOTES										For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 1 For details of what may exceed this height limit, see Chapter 11 For details regarding required yards, see Chapter 115.		11100
L							:						

	DIRE	TIONS								IISE 7	NE CHART
REGULATIONS			MINIMU		m to find use		ecross for REGUL/	ATRUMS	Γ		Zone Secti n
ן יי	8		T	QUIRED Y	ARDS					CES	CBD-8 50.45.k
OSE SE	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
ZC-CBD8/12-29-92	if the structure exceeds 35' shove exceeds 35' shove everspe building elevation, then Process tiB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See S	0 ec. Reg.	O Pand 3	80%	The lower of: a) 4 stortes er- b) 52 test above average building- elevation- er edsting- grade. See Special Regulations 4 through 8. No mard- num. See Special Regulations 15 and 16.	C	D	1 per each 350 sq. ft. of groes floor eren. 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 yeard selback is required adjacent to: a. Centrict 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 yeard abutting 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, 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 trortage of the subject property on Central Way. 7. Structures shall be modulated and terraced on the hillated in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the pertineter 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 subtemereen periong for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the propess distincture swellable for public paristry. Any propess under this paragraph will be reviewed and decided upon as a Paramed 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 paristry offices only: a. May only treet arms and other outside facilities for the armside are not permitted.
FOOTN	OTES	5	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 time, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CHOITS	: FIRS	T, reed don	n to find use	a THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
	30	N	MINIMU	IMS		МАХ	KIMUMS				Zone Section
asn REGULATIONS	ROCES			QUERED Y	ARDS					PACES	CBD-8 50.45.1
	REQUIRED REVIEW PROCESS	T SIZE	FRONT	Ř	REAR	r coverage	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	
_ \	5 5	101	Ŗ	SDE	뙶	TO.	H	35	SE 25	Z &	SPECIAL REGULATIONS
Office Use (continued)											 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. A veterinary office is not permitted if the subject property contains develing units. Anothery assembly and manufacture of goods on premises may be permitted as part of an office use if: The anothery assembled or manufactured goods are subordinate to end dependent on the office use at an office use; and The outward appearance and impects of this office use with anothery assembly and manufacturing activities must be no different from other office uses. If the subject property shute Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and calle adjacent to Third Avenue and Fourth Avenue. 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. Site design must include installation of pedestrian instages between public addensit and building entrances and between waltways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian instages between public addensit and chapter of the Comprehensive Plan. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 lest above average building elevation. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.
20.000ns so on on						1					
ZC-C8D8L12-22-92			لـــا	نبيا				<u></u>			
FOOTNO	DTES		<u>-</u>								PAGE For other triormation about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this 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, reed doe	in to find use	THEN,	ecroes for REGULA	TIONS		USE Z	NE CHART
TIC	92	N	MINIMU	JMS		MA	XIMUMS				Zone Secti n
I.A) S3		REC	QUIRED Y	ARDS	×				CE	CBD-8 50.45.m
RECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
ZC-C806/12-29-62	If the structure exceeds 35' above exceeds 35' above exceeds 35' above exceeds 35' above exceeds its character, then process its character 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See S	0 ec. Reg.	0 2 and 3	80%	The lower of: a) 4-stories er b) 52 test above— everage building— elevation— er existing- grade, See Special Regulations 4 through 8, No maxi- rum, See Special Regulations 14 and 15,	C	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 softect 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. That Avenue between Second Street and Third Street. 3. The minimum required side end/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 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 the zone may exceed the lower of 2 stories or 30 feet above the elevation of Trind Avenue, Fourth Avenue, or Market Street en measured at the midpoint 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 are exceed above the natipoint of the trontage of the subject property on Central Way. 7. Structures shall be grouped towards the center of the subject property with lower components located towards the pertinate the proped towards the center of the subject property may be increased by 1 story or 13 feet if the applicant provides subtemensen perting for uses in the CED-1 or CBD-2 zones or matase a portion of the subject property of the proped towards the pertination and the feet of the CED-1 or CBD-2 zones or matase a portion of the subject property of the proped towards the pertination and subject property which over selection for provides existence and activated upon as Permed Urit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing the edificional parting is sufficient to exist the increase in height and building mass. 9. This use is permitted only if the subject property shalo Central Way. If the sub
FOOTN	OTES	j									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 that, see Chapter 115. For details regarding required yards, see Chapter 115.

-

SN	DIREC	CTIONS	: FIRS	iT, read dow	in to find up	e THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART
S S S S S S S S S S S S S S S S S S S	23		MINIMU	JMS		МА	XIMUMS			82	Zone Section
Y	W		REC	QUIRED Y	ARDS	₩			İ	\ VCE	CBD-8 50.45.n
USE	8 ₹	22		1	('	COVERAGE	T OF TURB	APE	Ä	S SE	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church (continued)			1								11. Sile design must include installation of pedestrian thicages between public sidewalks and building entrances and between walkways on the subject properly and existing or planned walkways on abuilting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
	İ		1								12. No parting is required for daycare or achool enciliary to the use.
					'		į				13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ę.											14. 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.
					1						15. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan
·											
ZC-CBD6N12-22-92		<u> </u>			<u> </u>		<u> </u>	<u> </u>			
FOOTN	OTES	ļ }									— 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.

ONS	DIREC	CTIONS	: FIRS	T, read dow	n to find up	THEN,	across for REGULA	ATIONS		USE Z	ZONE CHART Zone Section
Д Я	REQUIRED REVIEW PROCESS	LOT SIZE	RECONT	OMS OUIRED Y	ARDS KEVB	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-8 50.45.0 SPECIAL REGULATIONS
School, Daycare Center or Mtnl-School or Daycare Center	structure 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 ec. Reg.	O 2 and 3	80%	The lower of: e) 4-stories or b) 52 test- ebove- every	D	В	See Section 105.25. See also Section 60 of this Chapter.	 The development of the subject property or edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yeard setback to required adjacent to: Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side end/or reer yeard abuting the PR 3.6 zone to 5 feet. Height of structure may be measured above existing grade or everage building elevation, but not both. 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. 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. Structures shall be modulated and tensored on the titlade in this zone. The talket building forms shall be grouped lowerds the center of the subject property with lower components located towerd the patimater of the subject property. The maximum height of structures on the subject property may be increased by 1 story or 13 feet in applicant provides subterrances penting for uses in the CSD-1 or CSD-2 zones or makes a portion of the subject property or the proposed structure evertable to public parting. Any propest under this perspenty will of structures on the subject property will determine whether the public benefit derived from providers gittle additional penting is sufficient to allow the increase in height and building mass. The site must be designed so that third Avenue between First Street and Second Street, or Fourth Avenue, and Fourth Avenue. REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	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 details of what may exceed this height timit, see Chapter 115. For details regarding required yards, see Chapter 115.

		"									
SS	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	ecross for REGUL	ATIONS		USE Z	ONE CHART
asn REGULATIONS			MINIMU	JMS		MA	CIMUMS			S	Zone Secti n CBD-8 50.45.p
ULA	300 OCE		REC	UIRED Y	ARDS	ECE.				30V,	C55-0 30.45.p
USE &	(ED 8.8	32				COVERAGE	PO TO BEST	A P E	¥	(C S)	
\(\frac{1}{4}\)	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	1,0T CO	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Daycare											11. A stx-foot high tence is required along all property times adjacent to outside play areas.
Center or Mini-School or Daycare Center											12. Structured play creas must be set back from all property these by at least 5 feet.
(continued)											13. Hours of operation may be British by the City to reduce impacts on nearby residential uses.
											14. An on-site pessenger loading strea may be required depending on the number of attenders and the extent of the abuting right-of-way improvements.
,											15. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).
										,	16. She design must include installation of pedastrian linkages between public sidewalks and building entrances and between walkways on the subject property and adding or planned walkways on abutting properties consistent with the major pedastrian routes in the Downtown Plan chapter of the Comprehensive Plan.
1											17. Refer to Chepter 1 to determine what other provisions of this Code may apply to the subject property.
											18. 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.
;											19. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan
ZC-C8D6P12-22-92											
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.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find we	THEN,	screen for REGUL	ATIONS	·	USE Z	ONE CHART
VII	83		ATNIML	JMS		MA	XIMUMS			Ø	Zone Secti n CBD-8 50.45.q
台 第 内 REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	WIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units ZC-C806/12-29-82	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 S	O Hec. Fleg.	0 ? ænd 3	80%	Fine tower of: a) 5-stories or- b) 52 feet- above- above- average- building- elevation- or additing- grade. See Special Regulations 4 through 8. No mard- mum. See Special Regulations 13 and 14.	D	A	1.7 per unit. See Section 60 of this Chapter.	 The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: Central Way: First, Second, and Third Streats, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or near yard abuting the PR 3.6 zone is 5 feet. Height of structure may be measured above adating grade or everage building elevation, but not both. 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 access the lower of 3 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Martist Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Martist Street as measured above the midpoint of the frontage of the subject property on Central Way as measured above the midpoint of the fortage of the subject property on Central Way. Structures shall be modulated and terraced on the hillside in this zone. The tellest building forms shall be grouped towards the center of the subject property with lower components located lowerds the pertinater of the subject property. The maximum height of structures on the subject property may be broressed by 1 story or 13 feet if 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 subcube overlash for public parting. Any proposed under the public benefit derived more providing this additional perture decided upon as a Planned Unit Development and public benefit derived from providing the additional perture between First Street and Second Street, the site and buildings mast be designed to provide residential charact
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.

SN	DIREC	TIONS	: FIRS	T, reed dow	n to find use	THEN, (perces for REGUL	.ATIONS		USE Z	NE CHART
01	100	N.	INIMU	IMS		MAX	IMUMS			200.0	Zon Section
. X	Z.			UIRED Y	ARDS			1		8	CBD-8 50.45.r
C S S REGULATIONS	REQUIRED REVIEW PROCESS LOT SIZE LOT SIZE SIDE LOT COVERAGE LOT COVERAGE LOT COVERAGE CATEGORY SIGN CATEGORY CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS							
Stacked or Affacted Dwelling Units (continued) ZC-CBD8R12-23-92											 Sibe design must include installation of pedestrian britages between public sidewalks 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 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 the feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan
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	CTI NS	: FIRS	T, med do	on to find us	THEN	ecross for REGUL	ATIONS		USE Z	NE CHART
LATIC	ESS	N	MINIMU REC	JMS JUIRED Y	ARDS		XIMUMS			23	Zone Secti m CBD-8 50.45.s
() g REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility 2C-CBDe\12-22-92	If the structure exceeds 35' shove exceeds 35' shove everage building elevation, then Process (IB, Chapter 152, End A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See S	O ec. Reg.	O ? sand 3	80%	The lower ofi- a) 4 steries or- b) 52 feet- above- everage- building- grader. See Special Regulations 4 through 8. No maxi- 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 yeard sedback to 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 yeard abuting the PR 3.6 zone is 5 feet. 4. Height of structure may be mansured 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 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 exhibit 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 terraced on the hillaide in this zone. The tailest building forms shall be grouped towards the center of the exhibit property with lower components located towards the polyment provides subject property. 8. The medinum height of structures on subject property may be increased by 1 story or 13 feet if the applicant provides subterransen periting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure versible for public periting. Any proposed inder this peragraph will be reviewed and decided apon as a Persmed Lint Development, Chapter 15 feet in the Code. As part of the PUD process, the City will determine whether the public beneal derived from providing this edditional periting to sufficient to effow the increase in height and building meso the Cap as part of the public property is necessary to permit efficient service to the create of the City et a whole. 11. Refer to Chapter 1 to determine what
FOOTN	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 information of the regulations in this 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	TIONS	: FIRS	IT, reed doe	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	NE CHART
Ĭ	82	N	MINIMU	JMS		MA	XIMUMS				Zone Section
\ \frac{1}{2}	CE		REC	QUIRED Y	ARDS	×				X	CBD-8 50.45.t
REGULATIONS	REQUIRED REVIEW PROCESS	SIZE	ı,		۰	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	
₩	REQU	LOT	FRONT	SIDE	REAR	TO.	HEIG	CATE	SIGN	REQU	SPECIAL REGULATIONS
											Any portion of a structure that exceeds 30 feet above average building elevation must be set beak from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
	,										13. Height of structure must be considert with the Downzown Plan chapter of the Comprehensive Plan.
Government Factily	ti the structure	None	20° See S	o ec. Reg.	0 2 and 3	80%	The lower of:- a) 4 stories or-		В	See Section	The development of the subject property or edjacent rights of way must be consistent with the regulations of Section 65 of this Chapter.
	exceeds 35' above exceeds 35'						b) 52 feet above- average-	Spec. Reg. 9.		105.25. See also Section 60	No front yard softeack is required adjacent to: a. Central Way;
	building elevation, then		·				bulking- elsystion- er existing-			of this Chapter.	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.
	Process tiB, Chapter						-grade, See Special				3. The minimum required side and/or rear yard abusing the PR 3.6 zone is 5 feet.
	152, and A.D.R. Chapter						Regulations 4 through 8. No mexi-				Height of structure may be measured above aduling grade or average building elevation, but not both.
	Otherwise, A.D.R.						num. See Special Regulations 12 and 13.				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 stortes or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the trontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.
	Chepter 142										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 hillside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the pertmeter 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 subtemanean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the outject property or the proposed structure exclable for public periting. Any proposed structure 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 parking is sufficient to allow the increase in height and building mass.
ZC-CBD8T12-29-92									<u> </u>		REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO	OTES		•								For other information about parking 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.

SNO	DIREC	CTIONS	: FIRS	iT, read dow	n to find use	a THEN,	across for REGUL	ATIONS		USE Z	Zone Secti n
C S S REGULATIONS	92	, P	MINIMUMS				XTMUMS]
	REQUIRED REVIEW PROCESS	REQUIRE			ARDS	ï.				85	CBD-8 50.45.u
		LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Government Facility (continued)		tool a		S	14		200				9. 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 essectated 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 back from the front property Ene one feet for each live 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 Plants.
Public Trans2 Sheder	None	None	0	0	O	100%	15 fl, abovo average building elevation.		See Spec. Reg. 2	Mano	May be permitted only if it will not unreasonably impedio pedestrien movement or create tratic asseptions. May install transit route and information styre and markets.
FOOTN	OTES		<u> </u>		<u></u>					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 time, 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	USE ZONE CHART			ONE CHART Zone Section
☐ S REGULATIONS	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-CBD6V12-29-92	if the structure exceeds 35' above exceeds 35' above everage building elevation, then Process till, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None		a determi	Section Section		The lower of- 4-stories of- 52-fi. shove- everage- building- elevation. See Special Regulations 2 finum. See Special Regulations 9 and 10.	-	В	See Section 105.25. See also Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Height of structure may be measured above existing grade or above average building elevation, but not both. Mo 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 test above the elevation of Third Avenue, Fourth Avenue, or Market Street, as measured above the mitpoint of the troritage of the subject property on Third Avenue, Fourth Avenue, or Market Street. 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 troritage of the subject property on Central Way. Structures shall be modulated and terraced on the hillede in this zone. The beliest building forms shall be grouped lowerts the center of the subject property with tower components located towards the partmeter of the subject property. The maximum height of structures on the subject property may be increased by 1 story or 13 feet 8 the applicant provides subject property or proposed structure evaluate for public parking. Any proposed under the perspapeth 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 trom providing this additional partiting is sufficient to allow the increase in height and building mass. The site mast 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. Rater to Chapter 1 to determine what other provisions of this Code may apply to the subject property building elevation. Height of structure must be consistent with the Downtown Plan chapter of the Componen
FOOTN	OTES	<u> </u>							<u>'</u> 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 first, see Chapter 115. For details regarding required years, see Chapter 115.