ORDINANCE NO. 3330

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-91-64) 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 August 27, 1992, and bearing Kirkland Department of Planning and Community Development File No. IV-91-64; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 16, 1992, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

WHEREAS, pursuant to the State Environmental Policies Act there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of 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. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the

disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

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

PASSED by majority vote of the Kirkland City Council in regular, open meeting this 6th day of october , 1992.

SIGNED IN AUTHENTICATION thereof this <u>6th</u> day of <u>October</u>, 1992.

Mayor

Attest:

Approved as to Form:

City Attorney

AMEND-ZC.OCT/TS:cm

- such an area may be limited to private membership or may be open to the public upon the payment of a fee.
- 145. Commercial Zones BN; BC; BCX; CBD; FC-I; FC-II; PLA 4, PLA 8, PLA 10A and PLA 13A.
- 150. Common Recreational Open Space Usable for Many Activities Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area-
 - a. Is not covered by residential buildings, parking or driving areas; and
 - b. Is not covered by any vegetation that impedes access; and
 - c. Is not on a slope that is too steep for the recreational activities.
- <u>Community Facility A use which serves the public and is generally of a public service. non-commercial nature. Such use shall include: food banks, clothing banks, and other non-profit social service organizations: non-profit recreational facilities: and non-profit performing arts centers.</u>
- 155. Community Recreation Area or Clubhouse An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a nonprofit club or organization whose membership is limited to the residents within a specified geographic area.
- 160. <u>Comprehensive Plan</u> The Land Use Policies Plan and the Shoreline Management Program of the City.
- 165. <u>Construction Sign</u> An informational sign which identifies the architect, engineer, contractor and any other individual or corporation involved with the construction of a building or use.
- 170. <u>Contour Line</u> The interconnection of points having the same height above sea level.
- 172. Convalescent Center Facilities for patients who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, alcohol or drug in-patient treatment. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only.
- 175. <u>Court of Competent Jurisdiction</u> The judicial body empowered to adjudicate the question under consideration.
- 180. <u>Cross Section (Drawing)</u> A visual representation of a vertical cut through a structure or any other three-dimensional form.
- 185. <u>Culvert</u> An open-ended cylindrical structure generally used for the conveyance of storm waters.
- 190. <u>Curb Cut</u> The connection of an access drive or a driveway with a street which may entail a structural alteration to the curb by lowering the height of part of the curb.

| ATTACHME | NT. | Α | |
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| FILE NO | Z | -91-64 | |

- <u>View Corridor</u> An open area that provides an unobstructed view across the subject property to and beyond Lake Washington from the adjacent right-ofway.
- 975. Wall Sign A sign attached to and extending not more than eighteen (18) inches from the facade or face of a building with the exposed face of the sign parallel to the facade or face of the building.
- 980. Waterward Toward the body of water.
- 985. Wetland Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.
- 990. Wholesale Trade A commercial establishment which sells to retail establishments.
- 995. Zones Use zones.
- 1000. Zoning Map The map designated as such and adopted by the City showing the geographical location of use zones within the municipal boundaries.

| Center P | REQUIRED REVIEW PROCESS | | IINIMU | | | MA | across for REGUL | ATIONS | T | USE 2 | ONE CHART Zone Section |
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| School or Day Care Scenter S | See Spectal | SIZE | REQ | | ARDS | | XIMUMS | | T | 1 | Zone H Section H |
| School or Day Care Scenter S | See Spectal | | | UIRED Y. | ARDS | ä | | | 1 | S | De 15 10 h |
| School or Day Care Scenter S | See Spectal | | INO | i | | × | ₆₅ ⊠ | : | | PACE | RS 15.10.b |
| Center P | • | | FR | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| ZC-1510B/6-10-92 | Regulation #11 | As established on the Zoning Map. See Special Regulation #1 | student then 50' If this u accome student 20' | sociale 50 s or children social side se can nodate 13 s or children 20' on each | 50° | 70% | 25' above average building elevation | D | B See Spec. Reg. #8 | Section 105.25 | 1. Minimum lot size per dwelling unit is as follows: a. In RS 3.5 zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 zones, the minimum lot size is 12.500 square feet. c. In RS 6.5 zones, the minimum lot size is 7,200 square feet. d. In RS 7.2 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 5,000 square feet. 2. May locate on the subject property enty II— e.—It will serve the transdate neighborhood-in-which-it is-located— a.b. It will not be gaterially detrimental to the character of the neighborhood in which it is located; or b. Size design minimizes activense impacts on surrounding residential neighborhoods. c. The property is served by a collector or arterial street. 3. A 6-loot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. 4. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. 5. Structured play areas must be astback from all property lines as follows: a. 20 feet if this use can accommodate 50 or more students or children. c. Otherwise, 5 feet. 6. An on-size passenger loading area must be provided. The City shall determine the appropriate size of the loading area on a case-by-case basis, depending on the number of attendeesand the extent of the loading area on a case-by-case basis, depending on the number of attendeesand the extent of the loading area on a case-by-case basis, depending on the number of attendeesand the extent of the loading area find passenger loading areas shall be designed to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. 9. If any portion of a structure is adjoining a low density-zene use, 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 t |
| FOOTNO |) TEC | | | | | | | | | | - For other information about perking and perking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115. |

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| TIC | 12 | J | MINIMU | JMS | | MAX | KIMUMS | | | | Zone Section |
| 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 | ARDS | COVERAGE | IT OF TURE | APE ORY | ORY | REQUIRED PARKING SPACES | RS 15.10.c |
| $\langle \neg \neg \rangle$ | REQUI | LOT S | FRONT | SIDE | REAR | LOT CO | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUI | SPECIAL REGULATIONS |
| School or Day Care Center (continued) | | | | | | | | | | | May Include accessory fiving facilities for staff persons. The required review process is as follows: if the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152. if the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location buffering, and landscaping. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). |
| PLVZC-1510C.FRM | 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, reed dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART Zone Section |
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|][A | SE | | REC | QUIRED Y | ARDS | H | | | | S | RS 15.10.d |
| A SEGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Mini-school or Mini-Day Care Center (7-12 attendees) Day Care Home (6 attendees or less) | Process I Chapter 145 None | As ea- tablished on the Zoning Map. See Special Regu- lation #1. | 20' | 5', but 2 side yards must equal at least 15'. | 10' | 50% | 25' above average building elevation | E | B See Spec. Reg. | See Section 105.25 | 1. Minimum lot size per dwelling until is as follows: a. In RS 35 zones, the minimum lot size is 35,000 square feet. b. In RS 12.5 zones, the minimum lot size is 12,500 square feet. c. In RS 8.5 zones, the minimum lot size is 12,500 square feet. d. In RS 7.2 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 7,200 square feet. e. In RS 5.0 zones, the minimum lot size is 7,200 square feet. 2. May locate on the subject property it: a. It will seeve the immediate neighborhood is which it is located; erab. It will not be gataristly detrimental to the character of the neighborhood in which it is located. b. Site design must minimize adverse impacts on surrounding residential neighborhoods. 3. A sto-foot high fence is required along the property lines adjacent to the outside play areas for minimize and maximum number of attendees may be limited by the City to reduce impact on nearby residential uses. 5. Structured play areas must be setback from all property lines by five feet. 6. An on-site passenger loading area may be required depending on the number of attendees and it extent of the abutting right-of-way improvements. 7. The location of perking and passenger loading areas shall be designated to reduce impacts on nearby residential uses. 8. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses. 9. May include accessory living facilities for staff persons. 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 11. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). |
| ZC-1510D/7-27-92 | | | | | | | | | | | |
| 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 fimit, see Chapter 115 For details regarding required yards, see Chapter 115. |

| SN | DIREC | TIONS | : FIRS | T, read dow | n to find use | THEN, | across for REGUI | LATIONS | | USE Z | ONE CHART |
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| | CES | | T | QUIRED Y | ARDS | | | 1 | 1 | SE | RS 15.10.e |
| A EGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Goti Course | Process IIA Chapter 150 | 1 acre | 50' | 50' on each side | 50' | 50% | 25' above average building elevation | E | 8 | See Section 105.25 | 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature gott. 3. The following accessory uses are specifically permitted as part of this use. a. Equipment storage tacilities. b. Retail sells and rental of gotf equipment and accessories. c. A restaurant. 4. If any portion of a structure is adjoining a low density asse, use, 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 faced of that portion of the structure which is parallel to the boundary of the low density asses use shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. |
| ZC-1510E/7-27-92 | | | | | | | | | | | |
| 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. 30 A |

| SNO | DIREC | TIONS | : FIRS | T, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE 2 | ONE CHART |
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| ATIC | SS | N | MINIMU | | | MAX | CIMUMS | - | | g | Zone Section RS 15.10.f |
| A EGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | WIRED Y | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | See Special Regulation #3. See Special Regulation #3. | None | 20' | 20' on each side 10' on each side | 20' | 70% | 25' above average building elevation. 25' above average building elevation. | C See Spec. Reg. | 8 | See Section 105.25 See Section 105.25 | 1. May be permitted only if location this time in the immediate arms of the subject present is necessary—to permit effective envise to the area or the "City" as a witche. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density sene, use, 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 tacade of that portion of the structure which is parallel to the boundary of the low density zene use shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. |
| | | | | | | | | | | | 3. The required review process is as tollows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150; provided, however, that within the jurisdiction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property of use on the subject property and the impacts associated with the use on the nearby uses. |
| Public Transit Sheller | None | None | None | None | None | 100% | 15' above average building elevation. | - | See Spec. Reg. #2. | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. |
| ZC-1510F/7-27-92 | | | | | | | | | | | |
| | <u></u> | <u> </u> | <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. |
| FOOTN | OTES | | | | | | | | | | For Information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| LA | CES | | | UIRE D Y | ARDS | | | | | SPACES | RS 15.10.g | |
| S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | SIZE | Į. | | æ | COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN CATEGORY | REQUIRED PARKING SPA | | |
| \sim | REQ | LOT | FRONT | SIDE | REAR | LOT | HEIC | CAT | SIGN | REQ | SPECIAL REGULATIONS | |
| Public Park | See Special Regulations #1 and #2 | None | | be determ | ned on ca | se-by-ca | 90 basks | | 8 | See Section 105.25 | 1. Development and use of a park does not require a development permit under this Code if a. A master plan for that park has been approved by the City and the proposed development use is consistant with the master plan; or b. The proposed use and development: 1) will not involve lighting for outdoor nighttime activities; and 2) will not involve the construction of any building of more than 4,000 square feet; an 3) will not involve the construction of more than 20 perking statis; and 4) will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regular must be approved through the Process III, Chapter 155. The City will use the following to determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. If any portion of a structure is adjoining a low density asse, use, then either: a. The height of that portion of the structure shall not exceed 15 feet above average built elevation, or b. The hortzontal length of any facade of that portion of the structure which is paratiel to boundary of the low density asses use shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximul Hortzontal Facade Regulation" for further details. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. | nent and d tion #1 ctors in |
| ZC-1510G/7-27-92 | | | | | | | | | | | | |
| | <u> </u> | | | | | | | | | | PAG 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. | E |
| FOOTN | OTES |) | | | | | | | | | For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. | C |

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| USE | 105 105 | PROCE | | REC | QUIRED Y | ARDS | RAGE | <u>ي</u> ع | m. | | SPACE | | | 1.10.0 |
| ₽ | ₹ > | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SP | ECIAL REGULATIONS | |
| School or Day (| Care | See Special Regulation #1 | As established on the Zoning Map. See Special Regulation #2. | accoms student then 50' | se can nodate 50 s or childre 50' on each side se can nodate 13 s or childre 20' on each side se- 5', but 2 side yards must equal at least 15 feet. | 50° 30 49 | 70% | 30' above average bulkting elevation | D | B See Spec. Reg. | Section 105.25 | others for future use by the app Process IIA, Chapter 150. b. If the subject property, includin others for future use by the app Process III, Chapter 155, is red dimensions, roadways, utility to buffering, and tandscaping. 2. Minimum lot size per dwelling unit a, in RSX 35 zones, the minimum b, in RSX 9.5 zones, the minimum c, in RSX 7.2 zones, the minimum d, in RSX 8.5 zones, the minimum d, | g all contiguous property owned by the a pilcant, is less than five acres, the requining all contiguous property owned by the aplicant, is five or more acres, a Master Planticant, is as follows: In lot size is 35,000 square feet. In lot size is 8,500 square feet. In lot size is 7,200 square feet. In lot size is 8,500 square feet. In | in which it is located; or along the property lines it interest in the appropriate size diendees and the extent unloading time, right-acts on nearby resi- |
| EAA! | DINT# | ኤ ሶቨካቲ፣ሳሬፕ | | | | | • | | | L | <u> </u> | For other information about perking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this help | gory, see Chapter 100. category, see Chapter 95. | PAGE 33 |
| FOOT | IN | JIES | | | <u> </u> | | | | | | | For details regarding required yards, se | | 33 |

| S | DIREC | CTIONS | : FIRS | iT, read dow | en to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
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| TION | | | MINIMU | | | · | XIMUMS | T | | | Zone Section |
| ULA | OCES | | REC | QUIRED Y | 'ARDS | | | 1 | | ACES | RSX 17.10.c |
| A SS REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| School or Day Care Center (continued) | | | | | | | | | | | Electrical signs shall not be permitted. If any portion of a structure is adjoining a low density-zense, use, then either: a. The height of their 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 perallel to the boundary of the low density sense use 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. May include accessory living tacifities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). Refer to Chapter 1 to determine what other provision of this Code may apply to the subject proper |
| ZC-1710C/1/7-27-92 | | | | | | | | | | | |
| FOOTN | OTES | | | | | | | | | | - For other information about perking and perking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115. 34 For details regarding required yards, see Chapter 115. |

| SNC | DIREC | CTIONS | FIRS | iT, read dow | n to find us | e THEN, | across for REGU | LATIONS | | USE Z | ONE CHART |
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|)II | | M | IINIMU | UMS | | MA | XIMUMS | | 1 | | Zone Section |
| J.L.A | SED | | RE | QUIRED Y | ARDS | Ä | | 1 | | SE CE | RSX 17.10.d |
| C S S S REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Mini-School or Mini-Day Care Center (7-12 attendees) | Process I Chapter 145 None | As established on the Zoning Map. See Special Regulation #1 | 20' | 5', but 2 skde yards must equal at least 15' | 10' | 50% | 30' above average building elevation | E | B See Spec. Reg. #8 | See Section 105.25 | 1. Minimum lot size per dwelling until is as follows: a. In RSX 35 zones, the minimum lot size is 35,000 square feet. b. In RSX 6.5 zones, the minimum lot size is 8,500 square feet. c. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. d. e. in RSX 7.2 zones, the minimum lot size is 7,200 square feet. e. In RSX 5.0 zones, the minimum lot size is 5,000 square feet. e. In RSX 5.0 zones, the minimum lot size is 5,000 square feet. 2. May locate on the subject property enty if: a. the fill serve the immediate neighborhood in which the located, ergon the subject property enty if: a. the fill serve the immediate neighborhood in which the located, ergon the system in the subject minimum lot size is 5,000 square feet. 3. A sk-toot high fence is required along the property line adjacent to the outside play areas for minimum school and minimum and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 5. Structured play areas must be setback from all property lines by five feet. 6. 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. 7. The location of parking and passenger loading areas shall be designed to reduce impacts or near residential uses. 8. Electrical signs shall not be permitted. Size of signs may be limited to be competible with nearby residential uses. 9. May include accessory living facilities for staff persons. 10. Refer to Chapter 1 to determine what other provision of this Code may epply to the subject properting services (WAC 388-73, 150, and 155). |
| ZC-1710C/2/7-27-92 | | L | L_ | <u>L</u> | | | <u> </u> | 1 | 1 | <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. |
| FOOTN | OTES | } } | | | | | <u> </u> | | | | For details of what may exceed this height limit, see Chapter 115. 34A Tor details regarding required yards, see Chapter 115. |

| S | DIREC | CTIONS | : FIRS | ST, reed dow | m to find use | THEN, | across for REGUI | ATIONS | | USE 2 | ONE CHART |
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| LIO | S | N | MINIMU | JMS | | MA | XIMUMS | | | | Zone Section |
| JLA. | CES | | Υ | QUIRED Y | ARDS | | | 1 | | CES | RSX 17.10.e |
| A SECULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Golf Course | Process IIA Chapter 150 | 1 acre | 50' | 50' on each side | 50* | 50% | 30' above average building elevation | E | В | See Section 105.25 | Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include ministure gotf. The following accessory uses are specifically permitted as part of this use: Equipment storage facilities. Retail seles and rental of gotf equipment and accessories. A restaurant. If any portion of a structure is adjoining a low density zone, use, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation; or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone use use 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper to the subject proper than the subject proper |
| c-1710C/3/7-27-92 | | | | | | | | | | | 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. |

| SN | DIREC | CTIONS | FIRS | T, read dow | n to find use | o THEN, | across for REGUL | ATIONS | | USE 2 | ONE CHART |
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| T10 | 92 | | MINIMU | JMS | | MA | XIMUMS | | T - | <u>"</u> | Zone Section |
| D S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | . SIZE | | UIRED Y | | COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | RSX 17.10.f |
| → □ | REC | LOT | FRONT | SIDE | REAR | LOT | HE | CAT | SIGN | PAR PAR | SPECIAL REGULATIONS |
| Public Utility | See Special Regulation #3 | None | 20' | 20' on each side | 20' | 70% | 30' above average building elevation | A | В | See Section 105.25 | May be permitted only if locating this use in the immediate area of the subject property to recessed to permit effective service to the area or the "Gity" as a whole: Site design must minimize adverse impacts on surrounding residential neighborhoods, |
| Government Facility Community Facility | See Special Regulation #3 | None | 20' | 10' on each side | 10' | 70% | 30' above average building elevation | C See Spec. Reg. #5 | В | See Section 105.25 | 2. If any portion of a structure is adjoining a low density sene, use, 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 sene use shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. |
| | | | | | | | | | | | 3. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location buffering, and landscaping. 4. Peter to Chapter 1 to determine what other provision of this Code may apply to the subject properts. Forea Geverament Facility use, Landscape Category A or B may be required depending on the typ of use on the subject property and the impacts associated with the use on the nearby uses. |
| Public Transiti Shelter | None | None | None | None | None | 100% | 15' above average building elevation | - | See Spec. Reg. #2 | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safe problems. May install transit route and information signs and markers. |
| ZC-1710C/4/7-27-92 | | | | | | | | | | | 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 many proposed this belief finally on Chapter 115. |
| FOOTN | OTES | ı | | | | - | | | | | 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 yards, see Chapter 115. |

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| Ĭ | E/O | N | MINIMU | MS | | MAX | KIMUMS | | | S | Zone Section |
| Y . | ES | | | UIRE D Y | ARDS | | | 1 | | <u> </u> | RSX 17.10.g |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Public Park PL\ZC-1510G | See Special Regulations #1 and #2 | None | Will | be determ | ned on ca | se-by-ca | se basis | | В | See Section 105.25 | 1. Development and use of a park does not require a development permit under this Code it: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nightitime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Esse of access to the park. b. Character of the neighborhood. c. Size, nature, and lopography of the subject property. 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property 4. If any portion of a structure is adjoining a low density zerie, use, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizordal length of any facade of that portion of the structure which is parallel to the boundary of the low density zerie use, shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizortal Facade Regulation" for turther details. |
| | l | | | <u> </u> | | | ! | ٠, | 1 | | For other information about perking and parking areas, see Chapter 105. |
| | | | | | | | | | L | | - For details of the regulations in this category, see Chapter 100. |
| FOOTN | OTES | | | | | | | | | | For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| SN | DIREC | TIONS | FIRS | T, read dow | n to find use | a THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
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| S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | TOI SIZE | FRONT | OURED Y | REAR | LOT COVERAGE W | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | Zone Section 20.10.e(1) SPECIAL REGULATIONS |
| School or Day-Care Center ZC-2010E/7-27-92 | Process IIA Chapter 150 | 7,200 sq. ft. | student then 50' | nodate 50 s or childr 50' on each side se can nodate 13 s or childr 20' on each side | en, 50' | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation. | D | 8 | See Section 105.25 | 1. May locate on the subject property selly it: 1. It will not be materially detrimental to the character of the neighborhood in which it is located. 2. A six-foot high fence is required only along the property line adjacent to the outside play areas. 3. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: 2. 20 feet if this use can accommodate 50 or more students or children. 3. Hours of peration and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. 4. Structured play areas must be set back from all property lines as follows: 2. 20 feet if this use can accommodate 50 or more students or children. 3. 10 feet if this use can accommodate 13 to 49 students or children. 4. Chierwise, 5 feet. 5. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. 6. May include accessory living facilities for staff persons. 7. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 eritiled 'Distance Between Structures Regarding Maximum Hortzortal Facade Regulation' for further details. 8. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subje |
| FOOTN | OTES | | • | | | • | | | | - | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| l oit | | | MINIMU | | | | XIMUMS | 1 | Τ | | Zone Secti | |
| I P | CE | | REQ | UIRED Y | ARDS | E | | | 1 | S | RM 20.10. | e(2) |
| S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | |
| School or Day-Care Center (continued) | | | | | | | | | | | 12. If the subject property is located between Juanita Drive and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average percel depth, the high waterline. To the extent that this provision is inconsistent with other idmensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the the subject property within the high waterline yard. Access to the waterfront in the City if public access along the waterfront of the subject property can be readjoining property. In addition, the City may require that part or all of the high developed as a public use area. c. A view contidor must be maintained across 30 percent of the average percel w corridor must be in one contiguous piece. Within the view contidor, structures and landscaping will be allowed, provided they do not obscure the view from 98th Averue NE to and beyond Lake Washington. This corridor must be adjacent properties. | i, measured from required yard entire waterfront of may be walved by eached from waterfine yard be public pedestrian width. The view is, parking creas, Juanita Drive or scent to either of |
| FOOTN | OTES | | | | | | | | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. | PAGE 38C |

| SN | DIREC | TIONS | : FIRS | T, read dow | n to find use | a THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
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| ATIO | SS | N | MINIMU | | | MA | XIMUMS | | | S | Zone Secti n — |
| | REQUIRED REVIEW PROCESS | azis loi | FRONT | SIDE 3 | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop | Process IIA Chapter 150 | 7.200 sq. ft. | 20' | 5', but 2 skde yards must equal at least 15' | 10' | 60% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation, ele | В | E | 1 per each 300 sq. ft. of gross floor area. | This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area. Must be located on a collector arterial or higher volume right-of-way. Placement and scale must indicate pedestrian orientation. Must mitigate traffic impacts on residential neighborhood. Gross floor area may not exceed 3,000 equare feet. May not be located above the ground floor of a structure. Hours of operation may be limited to reduce impacts on nearby residential uses. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or The horizontal length of any tacade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot the structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject properly. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: Must provide a required yard of 15 feet or 15 percent of sverage parcel depth, measured from the high watertine. To the extent that this provision is inconsistent with other required yard dimensions identified in thi |
| ZC-2010G(7)/6-8-92 | | | | | | | | | | | REGULATIONS CONTINUED 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. 38D |

| SNO | DIREC | TIONS | : FIRS | T, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART | | 4. |
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| l II | S | N | MINIMU | IMS | | MAX | KIMUMS | | | | | 11 | ecti n |
| Y | CES | | _ | UIRED Y | ARDS | | | 1 |] | N S | | RM 20 | .10.f(2) |
| S SS S | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPE | ECIAL REGULATIONS | |
| Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop (continued) | | | | | | | | | | | the subject property within the hithe City if public access along the adjoining property. In addition, if developed as a public use areas, access and public use areas. c. A view confider must be maintain comflor must be in one configure and landscaping will be allowed. 98th Avenue NE to and beyond | access from the right-of-way to and allo ligh waterfine yeard. Access to the water waterfront of the subject property cathe City may require that part or all of the The City shall require signs designated across 30 percent of the average plus place. Within the view corridor, strip, provided they do not obscure the view Lake Washington. This corridor must ar will result in the widest view corridor. | ritiont may be walved by in be reached from the high waterline yard being the public pedestrian percel width. The view uctures, parking eress, in from Juanita Drive or be adjacent to either of |
| ZC-2010G(6)/6-8-92 | | | | | | | | | | | | | |
| FOOTNO | OTES | | | | | | | | | | For other information about parking and ; For details of the regulations in this categ. For information of the regulations in this categ. For details of what may exceed this height. For details regarding required yards, see | pory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115. | PAGE 38D 1) |

| SN | DIREC | CTIONS | FIRS | T, read dow | m to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART | . 1 |
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| ♦ ♦ REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | MS DUIRED Y E E S | REAR | LOT COVERAGE W | HEIGHT OF STRUCTURE | LANDSCAPB CATEGORY | SIGN | REQUIRED PARKING SPACES | Zone Sect RM 20.1 SPECIAL REGULATIONS | |
| Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees) | None | 3,600 sq. ft. | 20' | 5', but 2 side yards must equal at least 15' | 10* | 60% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Ciherwise, 30' above average building elevation. | D | В | See Section 105.25 | 1. May locate on the subject property early if: 2. It will not be materially detrimental to the character of the neighborhood in will be still not be materially detrimental to the character of the neighborhood in will be. Site design must minimize adverse impacts on surrounding residential neighborhood or minimize acceptance of the property line adjacent to the outside pachool or minimize acceptance only. 3. Hours of operation and the maximum number of attendees may be limited by the impacts on nearby residential uses. 4. Structured play areas must be setback from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to property. 9. These uses are subject to the requirements established by the Department of S Services (WAC 388-73, 150, and 155). 10. If any portion of a structure is adjoiring a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above averally even and the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Hortzontal Facade Regulation" for further details. 11. Any required yard abutting Lake Washington Boutevard or Lake Street South may to see the section in Chapter 15 entitled "Distance Between Structures Regarding Hortzontal Facade Regulation for further details. 12. If the subject property is located between Juanita Drive and Lake Washington of and Lake Washington, the following regulations apply: REGULATIONS CONTINUED ON NEXT PAGE | play areas for mini- ne City to reduce of attendees and the ce impacts on to the subject Social and Health rerage building parallel to the ng Maximum must be increased g elevation. |
| FOOTN | OTES | | | | | | | | | | - 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. | PAGE 38E |

| SNC | DIREC | TIONS | : FIRS | T, reed dow | m to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART | | Vandin |
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| L'A | CES | | RE(| QUIRED Y | ARDS | | | | | CES | RM | / 2 | 0.10.h |
| A SG REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SPECIAL RE | GULATIONS | |
| Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees) (continued) | | | | | | | | | | | a. Must provide a required yard of 15 feet or 15 per the high waterline. To the extent that this provise dimensions identified in this Chapter, this provise b. Must provide public pedestrian access from the the subject property within the high waterline yas the City if public access along the waterfront of adjoining property. In addition, the City may requested as a public use area. c. A view comidor must be maintained across 30 per confider must be in one configuous place. With and landscaping will be allowed, provided they set havenue NE to and beyond Lake Washingto the side property lines, whichever will result in the adjacent properties. | ilon is inconsistent with tion shall govern. right-of-way to and ator rd. Access to the water the subject property car putre that part or all of the require signs designating ercent of the average pain the view corridor, stru- do not obscure the view on. This corridor must it | other required yard ing the entire waterfront of front may be walved by in be reached from in high waterline yard be ing the public pedestrian arcel width. The view ictures, parking areas, ir from Juanita Drive or is adjacent to either of |
| | | ı | <u> —</u> | <u> </u> | | <u> </u> | | - | ' | | For other information about parking and parking areas, | see Chenter 105 | T DA CE |
| | | | | | | | | } | <u></u> | | For details of the regulations in this category, see Chap | ter 100. | PAGE |
| FOOTNO | DTES | | | | | | <u></u> | | 15 12 1 | | For information of the regulations in this category, see (For details of what may exceed this height limit, see Ch For details regarding required yards, see Chapter 115. | epter 115. | 38F |

| SN | DIREC | TIONS | : FIRS | T, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
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| SE | S | N | MINIM | JMS | | MA | XIMUMS | | <u> </u> | S | Zone Section — |
| ULA | OCE | | REC | QUIRED Y. | ARDS | GE | | | | ACE. | RM 20.10.i |
| USE S | ED V PR | SIZE | 1 | | | COVERAGE | T OF | A PE | ž | EE SE | |
| $\triangle \diamondsuit$ | REQUIRED REVIEW PROCESS | lot si | FRONT | SIDE | REAR | റാ മാ | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Convalescent Center or Nursing Home | Process IIA Chapter 150 | 7,200 sq. ft. | 20' | 10' on each side | 10' | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | С | 8 | 1 for each bed. | If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regustation" for further details. Any required yard abutting Lake Washington Bouleverd or Lake Street South must be increased by two feet for each foot the structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property If the subject property is located between Juanita Drive and Lake Washington or 98th Average NE and Lake Washington, the following regulations apply: |
| PL\ZC-2010G(4) | | | | <u>l</u> | <u> </u> | <u> </u> | <u> </u> | | <u> </u> | <u> </u> | |
| | | | | | | | | | L | | For other information about perking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE |
| FOOTN | OTES | | | | | | | | | | - For Information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115. |

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| SNS | DIREC | CTIONS | : FIRS | T, read dow | n to find us | o THEN, | across for REGUL | ATIONS | | USE 2 | ONE CHART |
| ATIC | ESS | N | MINIMU | JMS DUIRED Y | ARDS | | XIMUMS | | | 83 | Zone Section RM 20.10.j |
| S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | Process IIA Chapter 150 Process IIA Chapter 150 | None | 20' | 20' on each side | 10' | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C See Spec. Reg. | 8 | See Section 105.25 See Section 105.25 | 1. May be permitted only if lecating this use in the tramediate area of the subject property is necessate to permit effective service to the erea or the City-as a whele. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Horizontal Face Regulation" for further details. 3. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased if feet for each one foot the structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property and impacts associated with the use on the nearby uses. 6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: a. Must provide a required yard of 15 feet or 15 percent of average percel depth, measured from the high watertine. To the extent that this provision is lancesistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfrom the subject property within the high waterfine yard. Access to the waterfront may be waved to the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterfine yard developed as a public use areas. c. A view conflor must be maintained across 30 percent of the everage percel width. The view corridor must be in one configuous |
| PL\ZC-2010G(5) | | | | | | | | | | | |
| FOOTN | OTES | | <u> </u> | | | | ; | | | | PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

| SNC | DIREC | TIONS | FIRS | iT, read dow | n to find use | THEN, | across for REGUI | LATIONS | | USE 2 | ONE CHART |
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| TIC | 92 | | MINIMU | JMS | | MAX | XIMUMS |] | | 8 | Zone Section |
| S S S REGULATIONS | PROCES | | REC | QUIRE D Y | ARDS | RAGE | F. E. | № . | | SPACES | RM 20.10.k |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING | SPECIAL REGULATIONS |
| Public Transit Shetter | None | None | None | None | None | 100% | 15' 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. #2 | | 2. May instell transit route and information signs and markers. |
| Public Park | See Special Regulations #1 and #2 | None | WIE | pe determ | ned on a | : 236 -by- | case basis | | B | See Section 105.25 | 1. Development and use of a park does not require a development permit under this Code it: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stails; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. If any portion of a structure is adjoining a low density zone, then either: |
| | | | | | | | | | | | a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
| | | | | | | : | | | | | This section may include a public access pier or boardwalk. See Section 20.10.d. through e. for regulations regarding these uses. |
| | | | | | | | <u> </u> | | | | |
| ZC-2010K/6-8-92 | | | | | | : | | | | | |
| | | | - L | | | - | | - | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE |
| FOOTN | OTES | | | | | | | | | | For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| LATIC | _ | <i></i> | | NIMUMS REQUIRE | | ens / | MAXIML | MS | /w. | 7.7 | Zone Section |
| ∱nse ➪ | # 10 mg 10 m | 5 % | | - , | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | \$ \(\frac{1}{2} \) | MAXIMI. | | \$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | | SPECIAL REGULATIONS 25.10.f |
| Mini-school or mini-day-care (7- 12 attendees) or Day-Care Home (6 or less attendees) | None | 3,500 sq. ft. | 20 | 5' but 2 skle yards must equal at least 15' | 10" | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average elevation. | E | В | See Section 105.25 | 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 which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</u> The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each foot that structure exceeds 25 feet above average building elevation. A 6 high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by 5'. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). |
| Convalescent Conter or Nursing Home | Process I Chapter 145 | 7,200 sq. ft. | 20* | 10' on each side | 10" | | It adjoining a low density zone other than RSK, then 25' above average building elevation.—— Otherwise, 30' above average building elevation. | C | 8 | I for each bed | 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. 2. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each foot that structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. |
| Public Utility | Process I Chapter 145 | None | 50. | 20' on each side | 207 | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | | В | See Section 105.25 | 1- May be permitted only if lossting this use in the immediate area of the subject preperty is necessary to permit effective survive to the area or the City as a whole. 2- If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> to further details. 3- The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 tool that structure exceeds 25 feet above average building elevation. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. R.FR 25 life (page 44A) 9-2-88/TS.rk June 1988 (Ordinance 3100) |
| 1.PR 25.10 c (page 44A | () P-2-88/TS:rk | | ⊥. | | Ļ | | <u> </u> | Ļ | L. | <u> </u> | Feb. 1988 (Ordinance 3077) |
| Foot | inotes | | L | | | | | <u>. [</u> | L | L | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| ATIC | ESS | N | MINIML | IMS DUIRED Y | ARDS | | KIMUMS | | | ES | Zone Section PR 25.10.g(1) |
| A SECULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Government Facility Community Facility Public Transit Shelter | Process I Chapter 145 | None | None | 10' on each side | None | 100% | ti adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C See Spec. Reg. #6 | Sea Spec. Reg. #2 | See Section 105.25 | 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City-as a whole. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 4. The required yard of a structure abutiling Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above building elevation. 5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 6. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. |
| PL\ZC-2510G | | | | | | | | | | <u> </u> | |
| FOOTN | OTES | | 1, | | | | | | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| 4TIC | 8 | N | IINIMU | JMS | | MA | XIMUMS | | | 8 | | Section – |
| REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE O AND | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SPECIAL REGULATIONS | 5.10.g(2) |
| Public Park PLVZC-2510H | See Spec. Regulations #2 and #3 | None | | | ened on ca | 1 | 1 | | S | EX CA | 1. If erry 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 aborelevation, or b. The horizontal length of any facade of that portion of the structure which boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Rep Horizontal Facade Regulation" for further details. 2. Development and use of a park does not require a development permit unit a. A master plan for that park has been approved by the City and the project use it consistent with the mester plan; or b. The proposed use and development with not involve: 1) Ughting for outdoor nightlime activities; and 2) The construction of any building of more than 4,000 square feet; at 3) The construction of more than 20 perking stalls; and 4) The development of any structured sports or activity areas. 3. Any development or use of a park that does not meet the requirements of must be approved through the Process III, Chapter 155. The City will use determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may applications. | ch is parallel to the parding Maximum der this Code it: posed development and and special Regulation #2 the following factors in |
| FOOTN | OTES | | | | | | | | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. | PAGE 44C |

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| TIC | MINIMUMS MAXIMUMS | | | | | Zone Section | | | | | |
| asn REGULATIONS | REQUIRED REVIEW PROCESS | SIZE | | QUIRED Y | | COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN | REQUIRED PARKING SPACES | PO 27.10.d(1) |
| $\wedge \Diamond$ | REQ | 101 | FRONT | SIDE | REAR | LOT | HEIG | CATE | SIGN | REQ | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | Process I Chapter 145 Process I Chapter 145 | None | 50, | 10' on each side 10' on each side | 10* | 70% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C See Spec. Reg. #3 | B B | See Section 105.25 See Section 105.25 | If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property For a Government Facility use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. |
| Public Transit Shelter | None | None | None | None | None | 100% | 15' above average bulkting elevation. | | See Spec. Reg. #2 | See Section 105.25 | 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safet problems. 2. May install transit route and information signs and markers. |
| PL\ZC-2710D FOOTN | OTES | | | | | | | | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| Ĭ | S | N | MINIMU | J MS | · | MA | XIMUMS | I | T T | S | Zone Section |
| REGULATIONS | D PROCES | | 1 | UIRE D Y | ARDS | COVERAGE | OF JRE | # × | | D SPACES | PO 27.10.d(2) |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVI | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING | SPECIAL REGULATIONS |
| Public Park PLVZC-2710E | See Special Regulations #2 and #3 | None | | pe determ | ned on ca | se-by-ca | 1 | | В | Sea Section 105.25 | 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. Development and use of a park does not require a development permit under this Code if: a. A master plan for that park has been approved by the City and the proposed development and use are consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nighttime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking statis; and 4) The development of any structured sports or activity areas. 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. |
| | | <u> </u> | <u> </u> | <u> </u> | <u>l,</u> | <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. 48B |

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| VIIC | 82 | , | MINIM | UMS | | | M. | AXIMUMS | | | S | Zone | Section |
| UL/ | a S | | | REQUI | E D YARD | s | 3 | | | | SPACES | WDI 3 | 0.10.h(1) |
| C S S REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | NORTH PROPERTY LINE | SOUTH PROPERTY LINE | HIGH WATER LINE | LOT COVERAGE | HEIGHT OF STRUCTURE | CATEGORY | SIGN | REQUIRED PARKING SP | SPECIAL REGULATIO | ns . |
| PLYZC-3010H | Process IIA Chapter 150 Process IIA Chapter 150 | None | 30° See also Spec Reg. #3 | The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10' The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10' | 10' | The greater of: a. 15' or b. 15% of the average parcel depth The greater of: a. 15' or b. 15% of the average parcel depth | 80% | 30' above average building elevation. See also Special Regulation #5. | C See Spec. Reg. #8 | В | See Sedion 105.25 | No structures, other than moorage structures or public a waterward of the high waterline. For the regulation regaraccess piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-waterfront of the subject property within the high waterline waterfront may be waived by the City if public access access access described property can be reached from adjoining property signs designating the public pedestrian access and public greater than or equal to the height of that portion and but and but subject property as a public use area it: Each portion of a structure is set back from the front greater than or equal to the height of that portion about and but subject of the portion as a public use area; and conflor must be maintained across 30% of the area where comidor must be maintained across 30% of the area where comidor must be maintained across 30% of the area where comidor must be maintained across 30% of the area where comidor must be maintained across 30% of the area where comidor must be adjacent to either the north or south progressing areas and landscaping will be allowed, provided view from Lake Washington Boulevard to and beyond the comidor must be adjacent to either the north or south progressing in the widest view comidor given development on a subject of the subject of the subject and a. The increase is offset by a view comidor that is super Special Regulation #4; or The increase is offset by a view comidor that is super special Regulation #4; or The increase is offset by maintaining comparable pother is necessary-to-permit-effective service-to the action of a desache will result in the isolation of a detache building design, and landscaping must mitigate the imparation of the subject of the | rating moorages and public way to and along the entire is yard. Access to the ing the waterfront of the The City shall require it uses areas. for each one foot of this properly line by a distance we the front property lines, is oved by the City. verage parcel width. The verage parcel width. The view confidor structures, they do not obscure the ide Washington. This is perly line, whichever will adjacent properties. age building elevation if the is east of Lake Washington from to that required by rations of the structure lower ite-area of the subjective or the City-ae-a whole, enic nature of the waterfront did welling unit, site designed of that isolation. |
| | | <u>' - </u> | <u> </u> | <u> </u> | | | ' , | | | Ĺ | F | 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. | PAGE |
| FOOTN | OTES | | | | | | | | | | ——— F ——— Т Р | For details regarding required yeards, see Chapter 115 This development may also be regulated under the City's Shoreline Master Program; consult that document. Way not use lands waterwand of the high waterline to determine lot size or to | 57 |

| DIRECTIONS: regg, med down to find use THEY, exceed to RECOLLATIONS USE USE WINDHAM REQUISED YARDS REQ | _ | | | | | | | | • | | | | | | |
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| Public Utility Government Facility Government | SNC | DIREC | TIONS | : FIRS | ST, read down | n to find use | THEN, across | for REGI | JLATIONS | U | SE ZO | ONE C | | | 4. |
| PLUCC-301014(2) PLUCC-30104(2) PLUCC-301014(2) PLUCC-301014(2) PLUCC-301014(2) PLUCC-3 | TIC | S | N | MINIM | UMS | | | M | AXIMUMS | | | | | | |
| Public Unity Government Facility (construent): Feel of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property and the Impacts on the new research of the property of the property and the Impacts on the new research of the property of the property of the Impacts on the new research of the property of the Impacts on the new research of the property of the Impacts on the new research of the property of the Impacts on the new research of the property of the Impacts on the new research of the Impacts of the property of the Impacts on the new research of the property of the Impacts of the Impacts of the Impacts of the negative, see Chapter 10. For other information should perform our particular the Impacts of the property of the Impacts of the Impacts of the negative, see Chapter 10. For other information should perform our particular the Impacts of the Impacts of the negative, see Chapter 10. For other information should perform our particular the Impacts of the Impacts of the negative, see Chapter 10. For other information is the negative, see Chapter 10. For other information is the negative, see Chapter 10. | LA | CES | | | | RE D YARD | s | | | 1. | | CE | WDI | 30. | 10.h(2) |
| PLVC-3010H(z) T. © See Seeden 11 of this chapter for regulations regarding buildhoads and land conformation in addition, me'er to Chapter 10 determine what other providence of this Code may apply to be adjudg people. 80. For a Consummet Facility use, Landscape Catingpry A or S may be required departing on the type of use on the subject property and the timpach on the new cates. PLVC-3010H(z) PLVC-3010H(z) For other information about parting ames, see Chapter 105. For details information of the impaction in the category, see Chapter 105. For details information about parting and parting ames, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the impactions in the category, see Chapter 105. For details information of the pacticions in the category, see Chapter 105. For details information of the pacticions in the category can be Chapter 105. For details information of the pacticions in the category can be Chapter 105. For details information of the pacticions in the category can chapter 105. For details information of the pacticions in the category can be chapter 105. For details information of the pacticions in the category can be chapter 105. For details information of the pacticions in the category can be category can be category and the category can be category | | EQUIRED EW PRO | SIZE | ΥŢ | т Ектү | H ERTY | I ER | COVERAG | HT OF ICTURE | SCAPE GORY | GORY | JIRED KING SPA | | | |
| PLVC-3010H(z) PLVC-3010H(z) For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking and parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking areas, see Chapter 106. For other Information about parking | \checkmark | REVI | LOT | FRO | NOR7 PROP LINE | SOUT PROP LINE | HIGE WAT LINE | LOT | HEIG | CATE | SIGN | REQU | SPECIAL RE | GULATIONS | |
| 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, see Chapter 100. For details of what may exceed this height limit, see Chapter 115. 57A | Government Facility Community Facility | | | | | | | | | | | | surface modification, in addition, refer to provisions of this Code may apply to the s 89. For a Government Facility use, Landso depending on the type of use on the subjection. | Chapter 1 to determately control of the control of | nine what other B may be required |
| FOOTNOTES For details regarding required yards, see Chapter 115 This development may also be regulated under the City's Shoreline Master | | OTES | | | | | | | | | | ! ! | 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 Chapter for details regarding required yards, see Chapter 115 | 100. pter 95. er 115. | PAGE 57A |

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| SNS | DIREC | CTIONS | FIRS | ST, read down | to find use | THEN, across | lor REGI | ULATIONS | U | SE Z | ONE CH | |
| TIC | S | MINIMUMS | | | | | | AXIMUMS | Γ | | <u> </u> | Zone Section |
| [LA | CES | | | | RED YARD | s | | | 1 | | CES | WDII 30.15.c |
| SEGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | NORTH PROPERIY LINE | SOUTH PROPERTY LINE | HIGH WATER LINE | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility Public Transit Shalter | Process IIA Chapter 150 Process IIA Chapter 150 | None None | 20° | 20° 10° so Special | 20' | The greater of— a. 15 ft. or b. 15% of the average parcel depth The greater of— a. 15 ft. or b. 15% of the average parcel depth | 70% | 25 ft. above average building elevation | C See Spec. Reg5-4 | B B Spec. Reg. 2 | See Section 105.25 | 1May be permitted-only if leasing this use in the immediate area of the subject-preperty is necessary to permit effective service to the area of the Gity as a whole included in the structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above as 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 See the Section in Chapter 115 entitled "Distance Between Structures Regards Maximum Horizontal Facade Regulation" for further details. 3. If either a north property line yard or the south property line yard is also the from yard of the subject property, it will be regulated as a front yard. The dimension required yard, other than as specifically listed, will be determined on a case-by-basis. The City will use the estback for this use in RS zones as a guide. 4. See Section 16 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Eacility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associate with the use on the nearby uses. 1. May be permitted only if it will not unreasonably impede pedestrian movement create traffic safety problems. 2. May Install transit route and information signs and markers. |
| ZC-3015C/6-8-92 | | | | | | | | | <u> </u> | | | or other information about parking and parking areas, see Chapter 105. |
| FOOTN | OTES | | | | | | · | | | | | or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 95. or details of what may exceed this height limit, see Chapter 115. or details regarding required yards, see Chapter 115. |
| | | | | | | | | | | | P | rits development may also be required under the City's Shoreline Master regarding consult that document. May not use lands waterward of the high waterfine to determine lot size or to alculate allowable density. |

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| A SS SS REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | NORTH PROPERTY INE LINE OMICIAN OMICIA | SOUTH PROPERTY LINE | HIGH WATER LINE | LOT COVERAGE W | HEIGHT OF STRUCTURE SWINE | LANDSCAPE CATEGORY | SIGN | REQUIRED PARKING SPACES | Zone Section 30.20.g(1) SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | Process IIA Chapter 150 Process IIA Chapter 150 | None | 30' See also Spec Reg. #3 | The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10' The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10' | 10' | The greater of: a. 15' or b. 15% of the average parcel depth. The greater of: a. 15' or b. 15% of the average parcel depth. | 80% | 30' above average building elevation. See also Special Regulation #5. 30' above average building elevation. See also Special Regulation #5. | C See Spec. Reg. 49 #8 | 8 | See Section 105.25 | 1. No structures, other than moorage structures or public access plers, may be waterward of the high waterfine. For regulations regarding moorages and public access plers, see the specific listings in this zone. 2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterfine yard. Access to the waterfront may be waived by the City if public access along the waterfront of this subject property can be reached from adjoring property. The City shall require signs designating the public pedestrian access and public uses areas. 3. The required 30-foot front yard may be reduced one foot for each foot of this yard that is developed as a public use area if: a. Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line, each portion of a structure is set back from the front property line, each portion of a structure is set back from the front property line, each portion of a structure is set back from contion must be maintained across 30 percent of the average percei width. The view comidor must be in one continuous piece. Within the view comidor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This comidor must be adjacent to either the north or south property line, whichever will result in the widest view comidor given development on adjacent properties. 5. Structure height may be increased to 35 feet above average building elevation if the incr |
| FOOTN | OTES | | | | | | : | | | | Fo F | or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 95. or details of what may exceed this height fimit, see Chapter 115. or details regarding required yeards, see Chapter 115. his development may also be regulated under the City's Shoretine Master rogram; consult that document. It is ynot use lands waterward of the high watertine to determine lot size or to alculate allowable density. |

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| asn REGULATIONS | SSS | | | MINIMU | | | M | XIMUMS | | | g | Zone Section WDIII 30.20.g(2) |
| USE S | RED | | | | RED YARD | <u> </u> | RAGE | F RE | ļ | | SPACI | WDIII 30.20.g(2) |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | NORTH PROPERTY LINE | SOUTH PROPERTY LINE | HIGH WATER LINE | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility (continued) | | | | | | | | | | | | 7. See Section 21 of this Chapter for regulations regarding butlcheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code apply to the subject property. 8. See Section 21 of this Chapter for regulations regarding butlcheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code apply to the subject property. 8. See Section 21 of this Chapter for regulations regarding butlcheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code apply to the subject property. 8. See Section 21 of this Chapter 1 to determine what other provisions of this Chapter 1 to determine what other provisions of this Chapter 1 to determine what other provisions of this Chapter 1 to determine what other provisions of this Chapter 1 to Chapter 1 to determine what other provisions of this Chapter 2 to determine what other provisions of this Chapter 2 to determine what other provisions of this Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other provisions of the Chapter 2 to determine what other 2 to determine whether 2 to determi |
| PL\ZC-3020G(2) | | | | | | | | | | | | |
| 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. 69G(1) This development may also be regulated under the City's Shoreline Master |
| | | | | | | | | | | | P | This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. |

| SNO | DIREC | TIONS | FIRS | l, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE | ONE CHART |
|---|--|-------------------|-------------|-------------|---------------|----------------|--|---------------------------|----------------------------|--|--|
| TIC | 82 | MINIMUMS MAXIMUMS | | Γ | 93 | Zone H Section | | | | | |
| l olla | SE CE | | REQ | UIRE D Y | ARDS | 3E | | } | | | FCI 35.10.d(1) |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | None | None | 20' | ď | oʻ | 80% | 30' above average building elevation 30' above average building elevation | C See Spec. Reg. | В | See Section 105.25 See Section 105.25 | 1. May-be permitted only if leasting the use in the immediate area of the subject property is necessary—to permit effective service to the area-or the City as a whole: 1.—2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the tow density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2.—9: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 3. —4: Fer a Gevenment Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. |
| Public Transit Sheller | None | None | o 5 | ď | œ | 100% | 15' above average building elevation | - | See Spec. Reg. #2 | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. |
| Public Park | See Special Regulations #2 and #3. | None | WIII | be determ | ned on a | ese-by- | ase basis | | 8 | See Section 105.25 | 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. Development and use of a park does not require a development permit under this Code it: a. A master plan to that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nightlime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. |
| ZC-3510D/6-10-92 | <u></u> | | | | | | | <u> </u> | | | REGULATIONS CONTINUED ON NEXT PAGE |
| FOOTN | OTES | | L ,, | | | | | | | | - For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115. |

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| TIC | 92 | N | MINIMU | JMS | | MA | XIMUMS | | | | Zone Section | _ |
| J.L.A | SE SE | | RE(| QUIRED Y | ARDS | 38 | | | | CES | FCI 35.10.d(2) | |
| USE 💆 | g X | ഥ | | i | | ERA | P. P. E. | 원동 | | H SE | | |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | T COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | CHECHAI DECHI ATTONIC | |
| | 222 | 3_ | E. | sı | RE | LOT | ST EE | ₹ુ | ន្លី១ | 35 K | SPECIAL REGULATIONS | |
| Public Park (continued) | | | | | | | | | | | 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted. a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. | |
| | | | | | | | | | | | 4. Herer to Chapter 1 to determine what other provision of this Code may apply to the subject proper | Ŋ. |
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| PLVZC-3510E | | | | | | | | | | | | |
| | | | <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. 72C 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 |
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| ATIC | SS | N | MINIMU | JMS | | MA: | XIMUMS | | <u> </u> | ន្ន | Zone Section — |
| asn REGULATIONS | ROCE | | REC | UIRE D Y | ARDS | GE SAGE | ~ H | | , | SPACES | 1011 33.13.11(1) |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility Public Transit | None None | None | 20' | 10' on each side | 10' | 80% | If adjoining a low density zone other than RSX, lying north of NE 90th Street, then 25' above average building elevation Ctherwise, 30' above average building elevation 15' above average building elevation 15' above | C See Spec. Reg. #4 #3 | B | See Section 105.25 See Section 105.25 | 1. May be permitted only if locating the use in the immediate area of the subject property is necessary. 12: If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 23: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 34: -For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety. |
| Shelter | | | | | | | average building elevation | | Spec. Reg. #2 | | problems. 2. May install transit route and information signs markers. |
| Public Park | See Special Regulations #2 and #3. | None | Will | pe determ | ned on a | ;ase-by- | ase basis | | В | See Section 105.25 | 1. If any portion of a structure is adjoining a low density zone lying north of NE 90th Street, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. Development and use of a park does not require a development permit under this Code It: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development will not involve: 1) Lighting for outdoor nightlime activities; and 2) The construction of any building of more than 4,000 square feet; and 3) The construction of more than 20 parking stalls; and 4) The development of any structured sports or activity areas. REGULATIONS CONTINUED ON NEXT PAGE |
| FOOTN | OTES | | <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. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| 21. | 8 | N | AINIMU | ims | | MAX | XIMUMS | | | | Zone Section |
| [Y | CES | | | UIRED Y | ARDS | | | 1 | | | FCII 35.15.h(2) |
| USE 5 | 80 | | | | · | S X | # H | | | SPA | |
| <u>8</u> | REI W | IZE | _ | | | COVERAGE | 01. | ORY ORY | ORY | S E | |
| ₹ } ~~ | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | 30 | REAR | | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN | REQUIRED PARKING SPACES | CDECTAL DECLE ATTONO |
| <u> </u> | 88 | 3_ | FR | SDE | 32 | LoT | E L | 35 | ខ្លួ | Z K | SPECIAL REGULATIONS |
| Public Park (continued) | | | | | | | | | | | 3. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted. a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject proper. |
| LVZC-35151/6-5-92 | OTES | | | | | | | | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. |

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| SS SEGULATIONS | ESS | N | MINIMU | MS DUIRED Y | ARDS | | XIMUMS | | <u> </u> | ES | Zone Section |
| SECUI | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Mini-school or mini-day care (continued) Public Utility PLVZC-3520F/6-5-92 | None | None | 20' | 10' on each side | 10' | 80% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | Α | В | Sea Section 105.25 | May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Heal' Services (WAC 388-73, 150, and 155). Access points onto Lake Washington Boulevard and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. May be permitted-only it leeating this use in the immediate area of the subject property is necessary to permit effective service to the area en the City as a whele: 4. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center. Lawn covering the berm. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 4. Si farry portion of a structure is adjoining a low density zone, then either: If the height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height of that portion of the structure shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for one foot that structure exceeds 25 feet above average building elevation. The required yard of a structure abutting Lake Washington Boulevard or Lake |
| FOOTN | OTES | <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. 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 | e THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
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| l II | 82 | N | MINIMU | JMS | | MA | XIMUMS | | | | Zone Section |
| [C | CES | | REC | UIRED Y | ARDS | 凶 | | | | CES | FCIII 35.20.f(2) |
| S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Government Facility Community Facility | None | None | 20' | 10' on each side | 10' | 80% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Ctherwise, 30' above average building elevation. | C See Spec. Reg. #9 #8 | В | See Section 105.25 | 1. Access points onto Lake Washington Boulevard and Northup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 3. If the subject property adjoins a residential zone, noise exceeding that normally associated wh residential neighborhood must be minimized using the best available technology. 4. May-be permitted-only if locating this use-in-the immediate-area of the subject property is necessary—to-permit effective service-to-the area ex-the City as e-whole. 4. **9: City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: a. An earthen berm, 12 feet wide and with a uniform height of 3 feet at the center. b. Lawn covering the berm. c. London Plane at least 2 inches in diameter, planted 30 feet on center along the berm. 5. **6. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 6. **7. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for one foot that structure exceeds 25 feet above average building eleving increased two feet for one foot that structure exceeds 25 feet above average building eleving property. 8. **9. Landscape Category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. |
| ZC-3520F(2)6-5-92 | | | | | | | | | | | |
| 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. 82B 82B |

| SNO | DIREC | TIONS | : FIRS | T, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
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| Ĭ | 92 | N | INIMU | JMS | | MAX | KIMUMS | | | 82 | Zone Section |
|][_A | SE | | REQ | UTRE D Y | ARDS | 庭 | | | | SPACES | FCIII 35.20.g |
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SP. | SPECIAL REGULATIONS |
| Public Transit Shelter | None | None : | 0' | o, | 0' | 100% | 15' above average building elevation | | See Spec. Reg. #2 | See Section 105.25 | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. |
| Public Park | See Special Regulations #1 and #2. | None | Will | pe determ | ned on a | ase-by- | ase basis | | 8 | See Section 105.25 | Development and use of a park does not require a development permit under thits Code it: A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development will not involve; Lighting for outdoor nightlime activities; and The construction of any building of more than 4,000 square feet; and The construction of more than 20 parking stalls; and The development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: |
| ZC-3520G/6-10-92 | | | | | | | | | | | |
| FOOTN | OTES | | L | | <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. |
| T. OOTIV | | · · · · · · · | · · · | | | | | | | | For details regarding required yards, see Chapter 115. |

| SNS | DIREC | CTIONS | : FIRS | iT, read dow | n to find us | e THEN, | , across for REGUL | ATIONS | | USE Z | ONE CHART |
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| ATIC | SSS | | MINIMU | | | MA | XIMUMS | | | N | Zone Section — 40.10.d(1) |
| A REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | QUIRED Y. | REAR 3 | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Mini-school or mini-day care (7-12 attendees) or Day Care Home (6 or less attendees) | None | None | 20' | 5', but 2 side yards must equal at least 15' | 10' | 80% | It adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | D | В | See Section 105.25 | 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 height of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The required yard of a structure abutting Lake Washington Bouleverd or Lake Street South must be increased two feet for each one toot that structure exceeds 25 feet above average building elevation. A sk-foot high fence is required along the property lines adjacent to the outside play areas for minischoots and mini-day care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for stall persons. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). |
| FOOTN | OTES | } | 1 | | | | : | | | | - 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 REGUL | ATIONS | | USE Z | ONE CHART |
|---|--|----------|-------|--|---------------|--------------|--|---|------------------|--|---|
| ATIC | SS | M | INIMI | | | MA | XIMUMS | | | s | Zone Section — |
| REGULATIONS | REQUIRED REVIEW PROCESS | lot size | FRONT | SIDE 3 | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | BN 40.10.d(2) SPECIAL REGULATIONS |
| Convalescent Center or Nursing Home | None | None | 20' | 10° on each side | 10' | 80% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C | В | 1 for each bed. | If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The required yard of a structure abuilting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
| Public Utility Government Facility Community Facility | Process IIA Chapter 150 Process IIA Chapter 150 | None | 20' | 20° on each side 10° on each side | 10" | 80% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. | C See also Spec. Reg. #5 #4 | В | See Section 105.25 See Section 105.25 | 1. **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 b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. **-3. The required yard of a structure abuilting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. 3. **-4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 4. **-5.*- Fer a Government-Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. |
| ZC-4010D(2)/6-10 | <u> </u> | | | | | | <u> </u> | | | <u> </u> | For other Information about parking and parking areas, see Chapter 105. |
| FOOTN | OTES | | | | | | | | | | PAGE For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. 87A |

| | DIDEC | TIONS | · | | | | | | | Hera | YOUR OHART |
|-----------------------------------|--|----------|----------|--------------|---------------|--------------|------------------------|-----------|--------------|----------------------------|---|
| SNO | DIKEC | IIUNS | P: FIRS | iT, read dow | m to find use | THEN, | ecross for REGUL | ATIONS | | U 3 E 2 | Zone Section |
| ATI | SS | ļ | MINIMU | | | MA | KIMUMS | - | | 8 | BN 40.10.e |
| A SECULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | UIRE D Y | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| Pub i c Transit Sheller | None | None | None | None | None | 100% | 15' above average | | See Spec. | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safet problems. |
| | | | | | | | building elevation | | Reg. #2 | | May Install transit route and information signs and markers. |
| Public Park | See Special Regulations #2 and #3. | None | W(1) | pe determ | ned on a | æse-by- | ase basis | | В | See Section 105.25 | if any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in whith. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development and use of a park does not require a development permit under this Code it: A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development will not involve: |
| ZC-4010E | | | <u> </u> | <u> </u> | | | | | <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 | | | | | | | <u> </u> | | | For details of what may exceed this height limit, see Chapter 115. For details of what may exceed this height limit, see Chapter 115. 87B |

| SN | DIREC | TIONS | : FIRS | T, read down | n to find use | THEN, | across for REGUL | ATIONS | | USE 2 | ONE CHART |
|--|----------------------------|----------|----------------------|--------------------------------------|-----------------|----------------|--|---------------------------------|----------------------|--|--|
| | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | IMS DUIRED YA | REAR | LOT COVERAGE W | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN CATEGORY | REQUIRED PARKING SPACES | Zone Section BC 45.10.h SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility Public Transit Sheller | None | None | 20' See Sp 20' | oʻ ectal Regu oʻ ectal Regu | 0' lation #3 | 80% | tl adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See also Special Regulation #4. | C See Spec. Reg. #5 | B See Spec. Reg. #2 | See Section 105-25 See Section 105-25 | 1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average elevation, or b. The horizontal length of any fecade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which is parallel to the boundary of the low density zone shall not exceed 50 feet in which is parallel to the boundary of the low density zone shall not exceed 50 feet in which is parallel to the boundary of the low density zone shall not exceed 50 feet in which is Bee the section in Chapter 15 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. 4. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, If: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May tristall transit route and information signs and markers. |
| FOOTN | | <u> </u> | <u> </u> | | | <u> </u> | ļ <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. |

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| SNO | DIRE | CTIONS | S: FIRS | ST, read dow | m to find use | THEN, | across for REGUL | ATIONS | | USE 2 | ONE CHART |
| SS | SS | | MINIM | UMS | | MA | XIMUMS | | | S | Zone - Section - |
| TICE OIL | COCE | | REG | QUIRED Y | ARDS | \GE | , m | | | D SPACES | BCX 47.10.0 |
| USE SE | IRED W PE | SIZE | | | | COVERAGE | P OF | CAPE | ORY | RED NG SI | |
| \checkmark | REQUIRED REVIEW PROCESS | 1.01 s | FRONT | SIDE | REAR | LOT | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING S | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | None | None | 20' | oʻ beckal Regu oʻ beckal Regu | 0, | 80% | If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation, See also Special Regulation #4. | C See Spec. Reg. #5 | В | See Section 105.25 See Section 105.25 | It any portion of a structure is adjoining a low density zone, then either: The helgit of that portion of the structure shall not exceed 15 feet above average elevation, ob. 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 Behween Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, If: |
| | | | | | | | · | | I | | For other information about parties and parties are see Charles (05) |
| | | | | | | | | | | | - 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. |
| FOOTNO | OTES | | | | | | L | | | | 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 | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
|--|--|--------------|----------------------------------|-------------|---------------|--------------|---|-----------------------|------|--|--|
| ΙΙ | S | 1 | MINIMU | JMS | | MA | XIMUMS | | T | ſ | Zone - Section - |
| LA | SES | | 7 | QUIRED Y | ARDS | | | | | SES | CBD-A 50.10.a(1) |
| S S S S S S S S S S S S S S S S S S S | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SDE | REAR | LOT COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN | REQUIRED PARKING SPACES | SPECIAL REGULATIONS |
| A Retali Establishment selling goods or providing services, including Banking and related financial services | If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152 ——————————————————————————————————— | None | 0' See Spec. Reg. #3 | σ | ď | 100% | No maximum. See also Special Regulation #3. | В | E | See Section 11 of this chapter | The following uses are not permitted in this zone: Vehicle service station. Vehicle or boat sales, repair, service, or rental. Fast food restaurant. Drive-in facilities and drive-through facilities are not permitted in this zone. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front properly line one foot for each five feet that portion exceeds 30 feet above average building elevation. |
| Office Use | Same a | s the regula | ions for | he ground |) floor use | See Sp | ecial Regulation | #1 | D | See Section 11 of this chapter | This use is not permitted on the ground floor of a structure. 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. |
| Private Lodge or Club Stacked Dwelling Units | | | | | | | ecial Regulation | | B | See Section 11 of this chapter See Section 11 of this chapter | Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper The following regulations apply to veterinary offices only: May only treat small animals on the subject property. Outside runs and other outside facilities for the artimals are not permitted. Sitle 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 development. |
| Public Utility Government Facility Community Facility ZC-5010A/6-5-92 | Process IIA Chapter 150 Process IIA Chapter 150 | None None | o o | 0, | oʻ | 100% | No maximum. See also Spec. Reg. #1 No maximum. See also Spec. Reg. #1 | A C | В | See Section 11 of this chapter See Section 11 | d. A veterinary office is not permitted in any development containing dwelling units. 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. 2. —May be permitted only if locating this use in the immediate area of the subject property is necessary to permit-effective service to the area or the City as a whole. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
| 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. 94 |

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|---------------------------|-------------------------------|----------|--------|--------------------------|-----------------------|----------|---------------------------------------|-----------------------|------------------|---|---|----------------------|------------------------------------|
| SNC | DIREC | TIONS | FIRS | T, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART | | Sa-4ia |
| ATIC | ESS | N | IINIMU | | ADDO | MAXIMUMS | | | | SE | | one | Section |
| SS SS SEGULATIONS | D PROCI | æ | REQ | UIRE D Y | ARDS | COVERAGE | OF JRE | 8 × | _ | D SPACES | CI | BD-A | 50.10.a(2) |
| ₽ | REQUIRED REVIEW PROCESS | lot size | FRONT | SDE | REAR | LOT COV | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING | SPECIAL | REGULATIO | PNS |
| Public Transit Shelter | None | None | 0, | O, | O, | 100% | 15' above average | С | See Spec. | None | May be permitted only if it will not unreasonable problems. | y impede pedestriar | movement or create traffic safety |
| : | | | ; | | | | building elevation | | Reg. #2 | ! | 2. May install transit route and information signs a | end markers. | |
| Public Parks | Process IIA Chapter 150 | None | W | III be dete case by-c | mined on ase basis | | No maximum. See also Special | - | В | See Section 11 of this chapter | Any portion of a structure that exceeds 30 feet from the front property line one foot for each five building elevation. | | |
| | | | | | | | Regulation #1 | | | | 2. Refer to Chapter 1 to determine what other pro | visions of this Code | may apply to the subject property. |
| <u> </u> | | | | : | | | | | | | | | |
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| ZC-50108/6-5-92 | | | | | | | | | | | | | |
| | | | | | | | | | | <u> </u> | For other information about parking and parking ar For details of the regulations in this category, see | Chapter 100. | PAGE |
| FOOTNO | OTES | | | | | | | | | | For information of the regulations in this category, For details of what may exceed this height limit, so For details regarding required yards, see Chapter | e Chapter 115. | 94 A |

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| SS | DIREC | CTIONS | : FIRS | T, read dow | m to find use | THEN, | across for REGUL | ATIONS | | USE 2 | ONE CHART |
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| T10 | 12 | ا | MINIMU | JMS | | MAXIMUMS | | | Τ | | Zone Section |
| SS SECULATIONS | REQUIRED REVIEW PROCESS | 32 | ZE | | ARDS | COVERAGE | r of Ture | rr RY | RY | REQUIRED PARKING SPACES | CBD-B 50.15.b(1) |
| \triangle | REQUIR REVIEW | LOT SE | FRONT | SDE | REAR | LOT CO | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN | REQUIR | SPECIAL REGULATIONS |
| Office Use | If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152 | None | or See Spec. Reg. #1 | ď | ď | 100% | No maximum. See also Special Regulation | С | D | See Section 16 of this chapter | The following uses are not permitted in this zone: a. Vehicle service station, b. Vehicle or boat sales, repair, service, or rental. c. Fast food restaurant. Drive-in facilities and drive-through facilities are not permitted in this zone. 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. |
| Stacked Dwelling Units | None Same a | s the regula | tions for | the ground | floor use | See S | ecial Regulation | #2 | A | See Section 16 of this chapter | 1. This use is not permitted on the ground floor of a structure. 2. 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. 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. |
| Public Utility | Process IIA Chapter 150 | None | 0' See Spec. Reg. #1 | 0, | σ | 100% | No maxi- mum. See also Spec. Reg. #1 | A | 8 | See Section 16 of this chapter | 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. 2. —May be permitted only if locating this use in the immediate area of the subject property is neces. |
| Sovernment Facility Community Facility | Process IIA Chapter 150 | None | 0' See Spec. Reg. #1 | 0' | 0, | 100% | No maxi- mum. See also Spec. Reg. #1 | С | В | See Section 16 of this chapter | -to permit effective service-to-the area or the-City as a whole. 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert |
| ^p ublic Transit Shelter | None | None | O, | o, | 0' | 100% | 15' above average building elevation | | See Spec. Reg. #2 | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safet problems. May install transit route and information signs and markers. |
| ZC-5015B/6-10-92 | | | Ц | | L. | | | <u> </u> | <u> </u> | | |
| 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. |

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| SNC | DIREC | TIONS | : FIRS | T, read dow | m to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART | 7 | G-4'- |
|---------------------|-------------------------------|----------|--------|-------------|---------------------|----------|---|-----------|------|---|---|--|--|
| C S S S REGULATIONS | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | UIRE D Y | REAR | COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPB | SIGN | REQUIRED PARKING SPACES | | Zone CBD-B | Section 50.15.b(2) |
| Public Parks | Process IIA Chapter 150 | None | | III be dete | mined or asse basis | | No maximum. See also Special Regulation #1. | | B | See Section 16 of this Chapter | 1. Any portion of a structure that excee from the front properly line one foot a building elevation. 2. Refer to Chapter 1 to determine what | ids 30 feet above average building for each five feet that portion excee | elevation must be set back ds 30 feet above average |
| FOOTN | OTES | | | | L | | | | | | For other information about parking and For details of the regulations in this cate. For information of the regulations in this. For details of what may exceed this heig For details regarding required yards, see | gory, see Chapter 100. category, see Chapter 95. pht limit, see Chapter 115. | PAGE 98B |

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|---|--|-----------|----------------------------------|-------------|---------------|------------|--|-----------------------|----------------------|--|---|
| SNC | DIREC | TIONS | : FIRS | T, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART |
| II | 25 | ١ ١ | MINIMU | IMS | | MA | KIMUMS | | | | Zone Section |
| SS REGULATIONS | OCES | | | UIRED Y | ARDS | | | | | SPACES | CBD-C 50.20.c(1) |
| A LEGG | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | T COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN | REQUIRED PARKING SI | CRECIAL RECULATIONS |
| <u> </u> | RE | 23 | E | ns | BEE | LOT | HEST | ฐฮ | នីស | _ 88 & | SPECIAL REGULATIONS |
| Office Use | If the structure exceeds 35' above | None | 0' See Spec. Reg. | o, | o, | 100% | No maxi- mum. See also Special Regulation | С | D | 1 per each 350 sq. ft. of gross floor area. | 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. |
| | average building | | #1 | } | | | #1. | | | | 2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper |
| | elevation, then Process IIB, Chapter 152 | | | | | | ÷ | | | | The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. |
| : | Otherwise, None | | | | | | | | | | d. A veterinary office is not permitted in any development containing dwelling units. |
| Stacked Dwelling Units | Same a | the regut | tions for | he groun | floor use | See S | ecial Regulation | #2 | A | 1.7 per unit | This use is not permitted on the ground floor of a structure. |
| Olms | | | | | | | | | | | 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. |
| | | | | | | | | | | | 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper |
| Public Utility | Process IIA Chapter 150 | None | 0' See Spec. Reg. | 0, | 0' | 100% | No maxi- mum. See also Spec. Reg. #1 | ^ | В | See Section 105.25 | Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front properly line one foot for each five feet that portion exceeds 30 feet above average building elevation. |
| | | | #1 | | | | | | | | 2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject pro. |
| Government Facility Community Facility | Process IIA Chapter 150 | None | 0' See Spec. Reg. #1 | 0, | 0, | 100% | No maxi- mum. See also Spec. Reg. #1 | С | В | See Section 105.25 | |
| Public Transit Shelter | None | None | ď | 0' | 0' | 100% | 15' above average building | | See Spec. Reg. | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safet problems. |
| ZC-5020C/6-5-92 | | | | | | | elevation | | #2 | | May install transit route and information signs and markers. |
| | | - | | | | | | | | | For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. |
| FOOTNOTES | | | | | | | | | | | . For information of the regulations in this 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 | ST, read dow | n to find use | THEN, | across for REGUL | ATIONS | | USE Z | ONE CHART | | |
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| XII | 8 | 1 | MINIM | NIMUMS | | | MAXIMUMS | | | g | | Zone H | Section |
| SO SECULATIONS | OCE | | REC | QUIRE D Y | ARDS | GE | | | | SPACES | | CBD-C | 50.20.c(2) |
| USE S | EE ¥ | SIZE | | | | COVERAGE | r of | A P E | ЯХ | S S S S | | | |
| ₩\$ | REQUIRED REVIEW PROCESS | I.OT S | FRONT | SIDE | REAR | Lor co | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN | REQUIRED PARKING S | SP | ECIAL REGULATION | NS |
| Public Perlos | Process IIA Chapter 150 | None | ' | III be dete case-by- | emined on ase basis | a | No maximum, See also Special | - | В | Section 105.25 | Any portion of a structure that exceed from the front property line one foot building elevation. | eds 30 feet above average builds for each five feet that portion exc | ng elevation must be set back seeds 30 feet above average |
| | | | | | | | Regulation #1. | | | | 2. Refer to Chapter 1 to determine whe | at other provision of this Code m | ay epply to the subject property. |
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| ZC-5020D/8-5-92 | į | : | | | | | | | | | | | |
| | I | | | | | | | | | | For other information about parking and For details of the regulations in this cate | parking areas, see Chapter 105. | PAGE |
| FOOTN | OTES | | | | | | | | | | For information of the regulations in this For details of what may exceed this heig For details regarding required yards, see | category, see Chapter 95. ht limit, see Chapter 115. | 103 B |

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| S SEGULATIONS | DIREC | CTIONS | 5: FIRS | ST, read down | n to find use | . THEN, across | tor REG | ULATIONS | U | SE Z | ONE CH | |
| TI | S | | | MINIMU | UMS MAXIN | | | AXIMUMS | | | | Zone Section |
| LA | ES | | | _ | RED YARD | os | | | 1 | | SPACES | CBD-D 50.25.h(1) |
| USE B | <u>a</u> 8 | | | | | | COVERAGE | <u>,</u> 🖂 | | İ | V A | |
| SE E | | ь | | ≒ | <u> </u> | | 뙲 | l gg | R 78 | I ≿ | B 2 | |
| $\bigcirc \bigcirc$ | REVIEW PROCESS | LOT SIZE | FRONT | NORTH PROPERTY LINE | SOUTH PROPERTY LINE | HIGH WATER LINE | оо тол | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING S | SPECIAL REGULATIONS |
| Public Utility | Process IIA | None | 0, | o, | o | The | 100% | 41' above | See | В | See | 1. No structures, other than moorage structures, may be waterward of the high water |
| | Chapter 150 | | See also | | | greater of | | average building | Spec. Reg. | | Section 105.25 | line. For the regulation regarding moorages, see the moorage listings in this zone |
| Government Facility | Process IIA | None | Spec Reg. #4 | ď | ď | a. 15'; or b. 15% of the average parcel depth | 100% | elevation. | #3. | 8 | See | 2. The following regulation applies only if the subject property abuts the west side of Lake Street South and contains more than 5,000 square feet of lot area: a. A contiguous piece equal to 20% of the average parcel width must be open free of all buildings and be developed as a public use area and open view corridor. b. The design of the public use area is to be specifically approved by the City. c. This corridor must be adjacent to either enough or earth property line, whichever will result in the widget they consider them I also Street when |
| community Facility | Chapter 150 | , mark | See also Spec Reg. #4 | Ů | | greater of a. 15'; or b. 15% of the average parcel depth | 100% | average building elevation. | Spec. Reg. #3. | , p | Section 105.25 | whichever will result in the widest view corridor from Lake Street given development on adjacent properties. 3. The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer. 4. Any portion of a structure that exceeds 30 feet above average building elevation results. |
| | | | | | | | · | | | | į | be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 5. May be permitted only if lecating this use in the immediate area of the subject property is necessary to permit effective envice to the area or the City as a whole set. 5. See Section 26 of this Chapter for regulations regarding buildheads and land surfundification, in addition, refer to Chapter 1 to determine what other provision of Code may apply to the subject property. |
| rublic Transit ihelter | None | None | o, | ď | o, | The greater | 100% | 15' above average | _ | See Spec. | None | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. |
| | | | | | | of e. 15'; or b. 15% of the average parcel depth | | building elevation. | | Reg. #2 | | 2. May install transit route and information signs and markers. |
| ZC-5025HV6-8-92 | | | | | | · | | | | | | |
| | | | <u> </u> | T | | | . | | | | | or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 95. or details of what may exceed this height limit, see Chapter 115. |
| FOOTN | OTES | | | | | | | | | | ——— П Ри ——— М | or details regarding required yards, see Chapter 115 his development may also be regulated under the City's Shoreline Master rogram; consult that document. lay not use lands waterward of the high waterline to determine lot size or to sloulate allowable density. |

| SNC | DIRE | CTIONS | S: FIRS | T, read dow | m to find use | THEN | across for REGUL | ATIONS | | USE 2 | ZONE CHART |
|---|----------------------------|--------|---------|--------------------------------------|--|----------|--|-------------------------|----------------------------|--|---|
| JI | 92 | | MINIM | JMS | | МА | XIMUMS | | П | | Zone Section |
| SE SECULATIONS | REQUIRED REVIEW PROCESS | SIZE | | QUIRED Y | | COVERAGE | HEIGHT OF STRUCTURE | LANDSCAPE CATEGORY | SIGN CATEGORY | REQUIRED PARKING SPACES | LI 55.10.m(1) |
| \ <u>\</u> | REG | LOT | FRONT | SIDE | REAR | LOT | STR | CAN | SIGN | REQ | SPECIAL REGULATIONS |
| Public Utility Government Facility Community Facility | None None | None | 30. | gʻ ectal Regu gʻ ectal Regu | 0' | 80% | if adjoining a low density zone other than RSX, then 25' above average building elevation. | See Spec. Reg. #5 | 8 | See Section 105.25 See Section 105.25 | If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 20 feet above average elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: |
| Public Transit Shefter ZC-5510M/6-5-92 | None | None | σ | ď | o [,] | 100% | 15' above average building elevation. | _ | See Spec. Reg. #2 | See Section 105.25 | May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safe problems. May install transit route and information signs and markers. |
| ZG-5510M/6-5-92 | | | | | لـــــــــــــــــــــــــــــــــــــ | | <u> </u> | <u> </u> | <u> </u> | | |
| FOOTN | OTES | | | | | | | | L | | - For other Information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115. |

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|-------------------------|-------------|---|----------|----------|-------------|---------------|----------|------------------------|-----------|------|--------------------------|---|---|--|--|--|--|
| | REGULATIONS | DIREC | TIONS | FIRS | T, reed dow | n to find use | a THEN, | across for REGUL | LATIONS | | USE Z | ONE CHART | 7 | C. d'a | | | |
| | KTI | 8 | N | <u> </u> | MS | MS MAXIMUMS | | | | | 83 | | Zone – | Section | | | |
| | UL/ | 83 OCE | | REQ | UIRE D Y | ARDS | 39 | | | | SPACES | | LI | 55.10.m(2) | | | |
| USE | ŒG | 65 P.R. | 32 | | | | COVERAGE | OF | E FE | ≥ | G S | L | | | | | |
| \triangle | <u>د</u> | REQUIRED REVIEW PROCESS | LOT SIZE | FRONT | SIDE | REAR | LOT COV | HEIGHT OF STRUCTURE | LANDSCAPE | SIGN | REQUIRED PARKING | SPE | CIAL REGULATIO | NS | | | |
| Public Park ZC-5510N/6 | ÷10-92 | See Special Regulations #1 and #2 | None | Will | be determ | ned on ca | se-by-ca | se basts | | В | See Section 105.25 | 1. Development and use of a park does a. A master plan for that park has be use is consistent with the master pb. The proposed use and development is ughtting for outdoor righttime 2). The construction of any builds 3). The construction of more than 4). The development of any struction of more than 4). The development of any structions to a park that must be approved through the Process determining what facilities and uses with a seaso of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the 3. If any portion of the structure is adjoin a. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. The height of that portion of the structure is adjoined. 4. Refer to Chapter 1 to determine what | een approved by the City and solan; or ent will not involve; activities; and ng of more than 4,000 square 120 parking stalls; and tured sports or activity areas. It does not meet the requirement in the chapter 155. The City will be permitted. The subject property. The city will be permitted as the subject property. The city will be permitted as the city will be permitted. The subject property. The city will be of that portion of the structure shall not exceed 20 feet in wild describe the city of the | the proposed development and feet; and feet; and ents of Special Regulation #2 will use the following factors in officer: et above average building the which is parallel to the fith. | | | |
| | | | | | <u> </u> | | <u> </u> | <u> </u> | | + | | For other information about parking and p | perking areas, see Chapter 10 | 5. DACE | | | |
| | | | | | | | | | | | | - For details of the regulations in this categ - For information of the regulations in this of | ory, see Chapter 100. | PAGE | | | |
| FOO | TN | OTES | | | | | | | | | | For details of what may exceed this height. For details regarding required yards, see | t Ilmit, see Chapter 115. | 125E | | | |

The non-conforming use is replaced by another use; the City may allow a change from one non-conforming use to another such use if, through Process IIA, the City determines that the proposed new use will not be more non-conforming and will have a less adverse affect on the neighborhood than does the existing

3. Expansion or Modification of an Existing Use or Structure or the Addition of New Structures

If the expansion or modification of an existing use or structure or the addition of a new structure(s) requires review of the application by any one of the processes described in chapters 145 through 155 of this Code, the proposal shall be reviewed pursuant to such process; unless:

- a. The gross floor area of the use is expanded by less than 10%; and
- b. The Planning Director determines that the change or alteration will not have significantly more or different impact on the surrounding area than does the present development.

4. Non-Conforming Parking

- a. If there are fewer parking spaces for the uses conducted on the subject property than are required under this Code, these additional required number of spaces must be provided if the applicant is going to change the use conducted on the subject property and the new use requires more parking spaces than the former use.
- b. Existing parking stalls which conformed to the Code effective at the time of construction are not required to meet the parking area dimensional requirements of Chapter 180, Plates 1-8.

5. <u>Non-Conforming Signs</u>

- All non-conforming signs are defined as either major non-conforming signs or minor non-conforming signs.
 - 1) Major non-conforming signs include the following:
 - a) Any pole sign associated with a pole which is not entitled to sign category F.
 - b) Any pole sign which exceeds 20 feet or monument sign which exceeds 29 12 feet in height above average ground elevation.
 - c) Any sign attached to the building and which extends above the building roofline.
 - d) Any projecting sign except those allowed by Section 100.115.

PUBLICATION SUMMARY OF ORDINANCE NO. 3330

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE.

Section 1. Amends or adds to the following chapters of the Zoning Code:

Adds Community Facility and View Corridor definitions to Chapter 5.

Adds Community Facility Use to Chapters 15, 17, 20, 25, 27, 30, 35, 40, 45, 47, 50, and 55 (RS through LI zones).

Amends special regulations for schools and daycare uses in Chapters 15, 17, and 20 (RS, RSX, and RM zones).

Amend special regulations for mini-schools and mini-daycare uses in Chapters 15, 17, 20, 25, 35, and 40 (RS, RSX, RM, PR, FCIII, and BN zones).

Amend special regulations for golf course and park uses in Chapters 15 and 17 (RS and RSX zones).

Amends special regulations for public utility use in Chapters 15, 17, 20, 25, 30, 35, 40, and 50 (RS, RSX, RM, PR, WDI, WDII, WDIII, FCI, FCIII, FCIII, BN, CBD-A, CBD-B, and CBD-D zones).

Amends Chapter 162, Nonconforming Signs, for monument signs.

- Section 2. 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>. Provides that the Ordinance shall not be effective within the Houghton Community Municipal Corporation if disapproved by the Houghton Community Council within sixty days of the date of adoption of this Ordinance.
- Section 4. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary, except as provided in Section 3.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the <u>6th</u> day of <u>October</u>, 1992.

I certify that the foregoing is a summary of Ordinance 3330 approved by the Kirkland City Council for summary publication.

City Clerk

PUB-SUM.OCT/TS:cm