

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 6th day of October, 1992.




Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

AMEND-ZC.OCT/TS:em

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.
153. 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.
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. Comprehensive Plan - The Land Use Policies Plan and the Shoreline Management Program of the City.
165. Construction Sign - An informational sign which identifies the architect, engineer, contractor and any other individual or corporation involved with the construction of a building or use.
170. Contour Line - The interconnection of points having the same height above sea level.
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. Court of Competent Jurisdiction - The judicial body empowered to adjudicate the question under consideration.
180. Cross Section (Drawing) - A visual representation of a vertical cut through a structure or any other three-dimensional form.
185. Culvert - An open-ended cylindrical structure generally used for the conveyance of storm waters.
190. Curb Cut - 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.

974. View Corridor - An open area that provides an unobstructed view across the subject property to and beyond Lake Washington from the adjacent right-of-way.
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.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RS

Section
15.10.b

USE



REGULATIONS



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

SPECIAL REGULATIONS

School or Day Care Center

See Special Regulation #11

As established on the Zoning Map. See Special Regulation #1

If this use can accommodate 50 or more students or children, then-- 50'	50' on each side	50'
If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	20'
Otherwise-- 10'	5' but 2 side yards must equal at least 15 feet.	20'

70%
25' above average building elevation

D

B
See Spec. Reg. #8

Section 105.25

- Minimum lot size per dwelling unit is as follows:
 - In RS 3.5 zones, the minimum lot size is 35,000 square feet.
 - In RS 12.5 zones, the minimum lot size is 12,500 square feet.
 - In RS 6.5 zones, the minimum lot size is 8,500 square feet.
 - In RS 7.2 zones, the minimum lot size is 7,200 square feet.
 - In RS 5.0 zones, the minimum lot size is 5,000 square feet.
- May locate on the subject property only if--
 - It will serve the immediate neighborhood in which it is located--
 - It will not be materially detrimental to the character of the neighborhood in which it is located; or
 - Site design minimizes adverse impacts on surrounding residential neighborhoods.
 - The property is served by a collector or arterial street.
- A 6-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas.
- Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses.
- Structured play areas must be setback from all property lines as follows:
 - 20 feet if this use can accommodate 50 or more students or children.
 - 10 feet if this use can accommodate 13 to 49 students or children.
 - Otherwise, 5 feet.
- An on-site passenger loading area 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 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 nearby residential uses.
- The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
- Electrical signs shall not be permitted.
- 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 structures which is parallel to the boundary of the low density zone 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.

ZC-1510B/6-10-92

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
RS**

**Section
15.10.c**

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

School or Day Care
Center
(continued)

- 10. May include accessory living facilities for staff persons.
- 11. 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; 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.
- 12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 13. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).

PLZC-1510C.FRM

FOOTNOTES

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

USE



REGULATIONS

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RS

Section
15.10.d

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

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 established on the Zoning Map. See Special Regulation #1.

20'
5', but 2 side yards must equal at least 15'.
10'

50%
25' above average building elevation

F
B See Spec. Reg. #8

See Section 105.25

1. Minimum lot size per dwelling unit 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 8,500 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 5,000 square feet.
2. May locate on the subject property if:
 - a. It will save the immediate neighborhood in which it is located; or
 - a.b. It will not be materially 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 six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day care centers only.
4. Hours of operation and 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 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-15100/7-27-92

FOOTNOTES

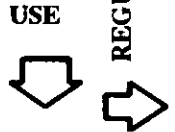
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RS

Section
15.10.e



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

SPECIAL REGULATIONS

Golf Course	Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	25' above average building elevation	F	B	See Section 105.25
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1. Site design must minimize adverse impacts on surrounding residential neighborhoods.
2. May not include miniature golf.
3. The following accessory uses are specifically permitted as part of this use.
 - a. Equipment storage facilities.
 - b. Retail sales and rental of golf equipment and accessories.
 - c. A restaurant.
4. If any portion of a structure is adjoining a low density zone, 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 zone 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

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone RS	Section 15.10.f
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USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Utility	See Special Regulation #3.	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if located on this site in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. If any portion of a structure is adjoining a low density zone 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 zone 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; 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. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility Community Facility	See Special Regulation #3.	None	20'	10' on each side	10'	70%	25' above average building elevation.	C See Spec. Reg. #5.	B	See Section 105.25	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	—	See Spec. Reg. #2.	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.

ZC-1510F77-27-82

FOOTNOTES

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

USE ↓ REGULATIONS ↓	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone RS	Section 15.10.g
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE		
FRONT	SIDE		REAR											
Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis					—	B	See Section 105.25	<ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development: <ol style="list-style-type: none"> will not involve lighting for outdoor nighttime activities; and will not involve the construction of any building of more than 4,000 square feet; and will not involve the construction of more than 20 parking stalls; and will not involve the development of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. If any portion of a structure is adjoining a low density zone, use, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 			
ZC-1510G/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. For details regarding required yards, see Chapter 115.		PAGE 30C	
FOOTNOTES														

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RSX

Section
17.10.b

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
School or Day Care Center	See Special Regulation #1	As established on the Zoning Map. See Special Regulation #2.	If this use can accommodate 50 or more students or children, then-- 50' 50' on each side 50'			70%	30' above average building elevation	D	B See Spec. Reg. #9.	Section 105.25	<ol style="list-style-type: none"> The required review process is as follows: <ol style="list-style-type: none"> If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process 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. Minimum lot size per dwelling unit is as follows: <ol style="list-style-type: none"> In RSX 35 zones, the minimum lot size is 35,000 square feet. In RSX 8.5 zones, the minimum lot size is 8,500 square feet. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. May locate on the subject property only if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; It will not be materially detrimental to the character of the neighborhood in which it is located; or Site design minimizes adverse impacts on surrounding residential neighborhoods. c. The property is served by a collector or arterial street. A six-foot high fence along the side and rear property lines is required only along the property lines adjacent to the outside play areas. Hours of operation and maximum number of attendees at one time may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading area 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 nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses.
			If this use can accommodate 13 to 49 students or children, then 20' 20' on each side 20'								
			20'	5', but 2 side yards must equal at least 15 feet.	10'						

REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
RSX**

**Section
17.10.c**

USE



REGULATIONS



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

SPECIAL REGULATIONS

School or Day Care Center
(continued)

- 9. Electrical signs shall not be permitted.
- 10. If any portion of a structure is adjoining a low density zone, 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 zone 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.
- 11. May include accessory living facilities for staff persons.
- 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
- 13. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

ZC-1710C/17-27-92

FOOTNOTES

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

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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RSX

Section
17.10.d

USE

REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE	
		FRONT	SIDE	REAR						
Mini-School or Mini-Day Care Center (7-12 attendees) Day-Care Home (6 attendees or less)	Process I Chapter 145 None	As established on the Zoning Map. See Special Regulation #1	20'	5', but 2 side yards must equal at least 15'	10'	50%	30' above average building elevation	E	B See Spec. Reg. #8	See Section 105.25

SPECIAL REGULATIONS

1. Minimum lot size per dwelling unit is as follows:
 - a. In RSX 35 zones, the minimum lot size is 35,000 square feet.
 - b. In RSX 8.5 zones, the minimum lot size is 8,500 square feet.
 - c. In RSX 12.5 zones, the minimum lot size is 12,500 square feet.
 - d. 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.
2. May locate on the subject property only if:
 - a. ~~it will serve the immediate neighborhood in which it is located, or~~
 - b. ~~it will not be detrimental to the character of the neighborhood in which it is located.~~
 - b. Site design must minimize adverse impacts on surrounding residential neighborhoods, materially
3. A six-foot high fence is required along the property line adjacent to the outside play areas for mini-school and mini-day care centers only.
4. Hours of operation 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 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 provision 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-1710C/2/1-27-92

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone RSX	Section 17.10.e
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USE 	REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
Golf Course		Process IIA Chapter 150	1 acre	50'	50' on each side	50'	50%	30' above average building elevation	E	B	See Section 105.25	<ol style="list-style-type: none"> 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 2. May not include miniature golf. 3. The following accessory uses are specifically permitted as part of this use: <ol style="list-style-type: none"> a. Equipment storage facilities. b. Retail sales and rental of golf equipment and accessories. c. A restaurant. 4. If any portion of a structure is adjoining a low density zone, use, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone 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 provisions of this Code may apply to the subject property.

ZC-1710C/3/7-27-92

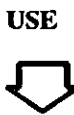

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART



Zone RSX	Section 17.10.f
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 USE  REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation	A	B	See Section 105.25	<p>4. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole.</p> <p>1. <u>Site design must minimize adverse impacts on surrounding residential neighborhoods.</u></p> <p>2. If any portion of a structure is adjoining a low density zone use, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone use shall not exceed 50 feet in width.</p> <p>See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>3. The required review process is as follows:</p> <p>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 IA, Chapter 150.</p> <p>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.</p> <p>4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>5. For a Government-Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>
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	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	-	See Spec. Reg. #2	None	

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FOOTNOTES

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

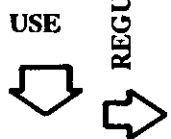
USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section	
		LOT SIZE	REQUIRE D YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	RSX	17.10.g
			FRONT	SIDE	REAR								
Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis			—	B	See Section 105.25	<ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development will not involve: <ol style="list-style-type: none"> Lighting for outdoor nighttime 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 of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. If any portion of a structure is adjoining a low density zone, <u>use</u>, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation; or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone <u>use</u> 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. 				

PLZC-1510G

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS **USE ZONE CHART**



Zone
RM

Section
20.10.e(1)

SPECIAL REGULATIONS

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
School or Day-Care Center		Process IIA Chapter 150	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then— 50'	50' on each side	50'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> May locate on the subject property <u>only</u> if: <ol style="list-style-type: none"> It will serve the immediate neighborhood in which it is located; or It will not be <u>materially</u> detrimental to the character of the neighborhood in which it is located. <ol style="list-style-type: none"> Site design must minimize adverse impacts on surrounding residential neighborhoods. A six-foot high fence is required only along the property line adjacent to the outside play areas. Hours of operation and the maximum number of attendees may be limited by the City to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows: <ol style="list-style-type: none"> 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet. An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory living facilities for staff persons. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. 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 property. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). REGULATIONS CONTINUED ON NEXT PAGE
				If this use can accommodate 13 to 49 students or children, then 20'	20' on each side	20'						
				Otherwise— 20'	5', but 2 side yards must equal at least 15'	10'						

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FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RM

Section
20.10.e(2)

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

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

PLZC-2010G

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
RM**

**Section
20.10.f(1)**

USE
↓
REGULATIONS
↑

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

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 side yards must equal at least 15'

10'

60%

If adjoining a low density zone other than RSX, then 25' above average building elevation.

Otherwise 30' above average building elevation.

B

F

1 per each 300 sq. ft. of gross floor area.

1. This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location.
2. May only be permitted if placement, orientation, and scale indicate this use is primarily intended to serve the immediate residential area.
3. Must be located on a collector arterial or higher volume right-of-way.
4. Placement and scale must indicate pedestrian orientation.
5. Must mitigate traffic impacts on residential neighborhood.
6. Gross floor area may not exceed 3,000 square feet.
7. May not be located above the ground floor of a structure.
8. Hours of operation may be limited to reduce impacts on nearby residential uses.
9. If any portion of a structure is adjoining a low density zone, then either:
 - 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.
10. 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.
11. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
12. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:
 - a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.

REGULATIONS CONTINUED ON NEXT PAGE

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FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RM

Section
20.10.f(2)

USE



REGULATIONS



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

SPECIAL REGULATIONS

Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop (continued)

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

ZC-2010G(6)6-8-92



FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

<p>Zone RM</p>	<p>Section 20.10.g</p>
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<p>USE</p>  <p style="writing-mode: vertical-rl; transform: rotate(180deg);">REGULATIONS</p> 	<p>REQUIRED REVIEW PROCESS</p>	<p>MINIMUMS</p>			<p>MAXIMUMS</p>		<p>LANDSCAPE CATEGORY</p>	<p>SIGN CATEGORY</p>	<p>REQUIRED PARKING SPACES</p>	<p>SPECIAL REGULATIONS</p>	
		<p>LOT SIZE</p>	<p>REQUIRED YARDS</p>			<p>LOT COVERAGE</p>					<p>HEIGHT OF STRUCTURE</p>
			<p>FRONT</p>	<p>SIDE</p>	<p>REAR</p>						
<p>Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)</p>	<p>None</p>	<p>3,600 sq. ft.</p>	<p>20'</p>	<p>5', but 2 side yards must equal at least 15'</p>	<p>10'</p>	<p>60%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.</p>	<p>D</p>	<p>B</p>	<p>See Section 105.25</p>	<ol style="list-style-type: none"> 1. May locate on the subject property only if: <ol style="list-style-type: none"> a. It will serve the immediate neighborhood in which it is located; or a. It will not be materially detrimental to the character of the neighborhood in which it is located. <u>b. Site design must minimize adverse impacts on surrounding residential neighborhoods.</u> 2. A six-foot high fence is required along the property line adjacent to the outside play areas for mini-school or mini-day care centers only. 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 setback from all property lines by five feet. 5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 6. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. 7. May include accessory living facilities for staff persons. 8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155). 10. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. <p>See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> 11. 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. 12. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: REGULATIONS CONTINUED ON NEXT PAGE

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FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
RM**

**Section
20.10.h**

USE



REGULATIONS
↑

REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

LOT COVERAGE

MAXIMUMS

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)
(continued)

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

PLZC-2010G(3)



FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone RM	Section 20.10.i
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USE  REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						

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.	C	B	1 for each bed.	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased by two feet for each foot the structure exceeds 25 feet above average building elevation. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: <ol style="list-style-type: none"> a. Must provide a required yard or 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern. b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas. c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.
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<p>FOOTNOTES</p>	<p>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.</p>	<p>PAGE 38G</p>
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PLZC-2010G(4)

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RM

Section
20.10.j

USE
REGULATIONS

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

SPECIAL REGULATIONS

Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A	B	See Section 105.25	<p>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.</p> <p>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</p> <p>2. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Horizontal Facade Regulation" for further details.</p> <p>3. 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.</p> <p>4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and impacts associated with the use on the nearby uses.</p> <p>6. If the subject property is located between Juanita Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply:</p> <p>a. Must provide a required yard of 15 feet or 15 percent of average parcel depth, measured from the high waterline. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.</p> <p>b. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. In addition, the City may require that part or all of the high waterline yard developed as a public use area. The City shall require signs designating the public pedestrian access and public use areas.</p> <p>c. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous place. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided they do not obscure the view from Juanita Drive or 98th Avenue NE to and beyond Lake Washington. This corridor must be adjacent to either of the side property lines, whichever will result in the widest view corridor given development on adjacent properties.</p>
Government Facility Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec. Reg. #5.	B	See Section 105.25	

PLZC-2010G(5)

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
RM

Section
20.10.k

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	-	See Spec. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route end information signs and markers.
Public Park	See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis					-	B	See Section 105.25	<ol style="list-style-type: none"> 1. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> a. A master plan for that park has been approved 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: <ol style="list-style-type: none"> 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 stalls; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation; or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "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. 5. This section may include a public access pier or boardwalk. See Section 20.10.d. through e. for regulations regarding these uses.

ZC-2010K/6-8-92

FOOTNOTES

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

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

USE ZONE CHART

Zone	Section
PR	25.10.f

USE	REGULATIONS REQUIRED REVIEW PROCESS	MINIMUMS						MAXIMUMS				SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR							
Mini-school or mini-day-care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20'	5' but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	E	B	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. 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 Center or Nursing Home	Process I Chapter 145	7,200 sq. ft.	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	
Public Utility	Process I Chapter 145	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details. The required yard of a structure abutting Lake Washington Blvd. or Lake Street South must be increased 2 feet for each 1 foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

L-PR 25.10 c (page 44A) P-2-88/TS:rt

R-PR 25.10 c (page 44A) 9-2-88/TS:rt

June 1988 (Ordinance 3100)
Feb. 1988 (Ordinance 3077)

Footnotes

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

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PR	Section 25.10.g(1)
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
			FRONT	SIDE	REAR									
Government Facility Community Facility	Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. #6	B	See Section 105.25	<p>1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</p> <p>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</p> <p>2. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology.</p> <p>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.</p> <p>4. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above building elevation.</p> <p>5. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>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.</p>			
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	—	See Spec. Reg. #2	See Section 105.25	<p>1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</p> <p>2. May install transit route and information signs and markers.</p>			

PLZC-2510G

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
PR

Section
25.10.g(2)

USE REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Park	See Spec. Regulations #2 and #3	None	Will be determined on case-by-case basis							<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 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 Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 	

PLZC-2510H

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
PO

Section
27.10.d(1)

USE



REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Public Utility	Process I Chapter 145	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility Community Facility	Process I Chapter 145	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec. Reg. #3	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	—	See Spec. Reg. #2	See Section 105.25	

PLZC-2710D

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
PO

Section
27.10.d(2)

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Public Park

See Special
Regulations
#2 and #3

None

Will be determined on case-by-case basis

-

B

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.
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 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 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.

PLZC-2710E

FOOTNOTES

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

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS											USE ZONE CHART		Zone WDI	Section 30.10.h(1)
	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE							
		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE										
Public Utility	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'	10'	The greater of: a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation. See also Special Regulation #5.	A	B	See Section 105.25	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public uses areas. The required 30 foot front yard may be reduced one foot for each one foot of this yard that is developed as a public use area if: <ol style="list-style-type: none"> 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; and Substantially, the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30% of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor structures, parking areas and landscaping will be allowed, provided they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 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. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation. 			
Government Facility Community Facility	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'	10'	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	B					

PLZC-3010H

FOOTNOTES

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

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
WDI

Section
30.10.h(2)

USE
REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	LOT SIZE	REQUIRE D YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE			
		FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE					
Public Utility Government Facility Community Facility (continued)										

SPECIAL REGULATIONS

- 7. -8. See Section 11 of this chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 8. -9. 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 on the uses:

PLZC-3010H(2)

FOOTNOTES

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

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART			Zone WDII	Section 30.15.c
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE							
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE									
Public Utility	Process IIA Chapter 150	None	20'	20'	20'	The greater of - a. 15 ft. or b. 15% of the average parcel depth	70%	25 ft. above average building elevation	A	B	See Section 105.25	<p>4. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.</p> <p>1. Site design must minimize adverse impacts on surrounding residential neighborhoods.</p> <p>2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>3. If either a north property line yard or the south property line yard is also the front yard of the subject property, it will be regulated as a front yard. The dimension of any required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide.</p> <p>4. See Section 16 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p> <p>5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>			
Government Facility Community Facility	Process IIA Chapter 150	None	20'	10'	10'	See also Special Regulation 3.	70%		C See Spec. Reg. 4	B					
Public Transit Shelter	None	None	0'	0'	0'	The greater of - a. 15 ft. or b. 15% of the average parcel depth	100%	15 ft. above average building elevation	-	See Spec. Reg. 2	None				

ZC-3015C/6-8-92

FOOTNOTES

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 85.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
WDIII
Section
30.20.g(1)

USE REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE			HIGH WATER LINE				
Public Utility	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'	10'	The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation #5.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorages and public access piers, 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 waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. 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: <ol style="list-style-type: none"> 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; and b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and c. The design of the public use area is specifically approved by the City. 4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, 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 corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 6. 7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.
Government Facility Community Facility	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'	10'	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	B	See Section 105.25	<ol style="list-style-type: none"> 4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, 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 corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. 5. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> a. The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. 6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 6. 7. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.

FOOTNOTES

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

REGULATIONS CONTINUED ON NEXT PAGE

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
WDIII

Section
30.20.g(2)

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Utility Government Facility Community Facility (continued)											7. 8. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code apply to the subject property. 8. 9. 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.	

PLZC-3020G(2)

FOOTNOTES

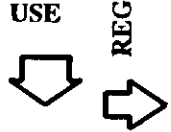
For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 65.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
FCI

Section
35.10.d(1)



USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
Public Utility		None	None	20'	0'	0'	80%	30' above average building elevation	A	B	See Section 105.25	<p>1. May be permitted only if locating 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.</p> <p>1.-2. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>2.-6: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>3.-4: For a Government Facility use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p> <p>1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</p> <p>2. May install transit route and information signs and markers.</p> <p>1. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>2. Development and use of a park does not require a development permit under this Code if:</p> <p>a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or</p> <p>b. The proposed use and development will not involve:</p> <p>1) Lighting for outdoor nighttime activities; and</p> <p>2) The construction of any building of more than 4,000 square feet; and</p> <p>3) The construction of more than 20 parking stalls; and</p> <p>4) The development of any structured sports or activity areas.</p>
Government Facility Community Facility		None	None	20'	0'	0'	80%	30' above average building elevation	C See Spec. Reg. #4-#3	B	See Section 105.25	
Public Transit Shelter		None	None	0'	0'	0'	100%	15' above average building elevation	-	See Spec. Reg. #2	None	
Public Park		See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis					-	B	See Section 105.25	

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REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
FCI**

**Section
35.10.d(2)**

USE



REGULATIONS

REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

LOT COVERAGE

MAXIMUMS

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

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.

PLZC-3510E

FOOTNOTES

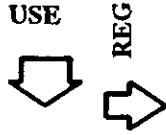
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
FCII

Section
35.15.h(1)



REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRE D YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Public Utility	None	None	20'	10' on each side	10'	80%	A	B	See Section 105.25
Government Facility Community Facility	None	None	20'	10' on each side	10'	80%	C See Spec. Reg. #3	B	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	-	See Spec. Reg. #2	None
Public Park	See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis				-	B	See Section 105.25

SPECIAL REGULATIONS

1. May be permitted only if locating 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:

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

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

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

3.-4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.

2. May install transit route and information signs markers.

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

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

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

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

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

REGULATIONS CONTINUED ON NEXT PAGE

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
FCII**

**Section
35.15.h(2)**

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

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.

PLZC-3515I/6-5-92

FOOTNOTES

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

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone FCIII	Section 35.20.f(1)
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE		
		FRONT	SIDE	REAR										
Mini-school or mini-day care (continued)											10. May include accessory living facilities for staff persons. 11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).			
Public Utility	None	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	1. Access points onto Lake Washington Boulevard and Northrup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where feasible. 2. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. 3. 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. 3. -4. 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. 4. -5. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 5. -6. 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. 6. -7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.			

PLVZC-3520F/6-5-92

FOOTNOTES

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

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone FCIII	Section 35.20.f(2)
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
FRONT	SIDE		REAR											
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. Otherwise, 30' above average building elevation.	C See Spec. Reg. #8	B	See Section 105.25	<ol style="list-style-type: none"> 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 with 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 of the City as a whole. 4. -5. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 6. -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 elevr 7. -8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject 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

FOOTNOTES

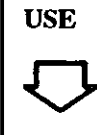
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
FCIII**

**Section
35.20.g**



REGULATIONS

USE

**REQUIRED
REVIEW PROCESS**

MINIMUMS

MAXIMUMS

REQUIRE D YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

**HEIGHT OF
STRUCTURE**

**LANDSCAPE
CATEGORY**

**SIGN
CATEGORY**

**REQUIRED
PARKING SPACES**

SPECIAL REGULATIONS

Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	See Special Regulations #1 and #2.	None	Will be determined on a case-by-case basis					--	B	See Section 105.25	<ol style="list-style-type: none"> Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development will not involve: <ol style="list-style-type: none"> Lighting for outdoor nighttime 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 of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> Ease of access to the park. Character of the neighborhood. Size, nature, and topography of the subject property. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: <ol style="list-style-type: none"> 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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FOOTNOTES



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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
BN

Section
40.10.d(1)

USE

REGULATIONS


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

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%	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation.</p> <p>Otherwise, 30' above average building elevation.</p>	D	B	See Section 105.25
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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. The required yard of a structure abutting 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. A six-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day care centers only.
4. Hours of operation 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 on nearby residential uses.
8. May include accessory living facilities for staff persons.
9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
BN**

**Section
40.10.d(2)**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
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	B	1 for each bed.	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "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 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	Process IIA Chapter 150	None	20'	20' on each side	20'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> 1- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 2- If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> 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. 3- The required yard of a structure abutting 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. 4- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See also Spec. Reg. #5 #4	B	See Section 105.25	<ol style="list-style-type: none"> 1- 2- If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3- The required yard of a structure abutting 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. 4- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5- For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

ZC-4010D(2)/6-10

FOOTNOTES

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

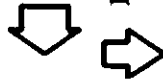
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
BN**

**Section
40.10.e**

USE



REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

MAXIMUMS

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	-	See Spec. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park	See Special Regulations #2 and #3.	None	Will be determined on a case-by-case basis					-	B	See Section 105.25	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 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 Special Regulation #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

ZC-4010E

FOOTNOTES

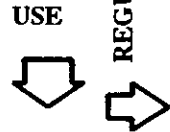
- For other information about parking and parking areas, see Chapter 105.
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- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
BC

Section
45.10.h



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

SPECIAL REGULATIONS

1. 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 facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 3. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation.
 4. Except if adjoining a low density zone, structure height may be increased above 30 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 install transit route and information signs and markers.

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FOOTNOTES



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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
BCX

Section
47.10.0

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

ZC-4510H/6-5-92

FOOTNOTES

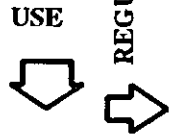
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
CBD-A**

**Section
50.10.a(1)**



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

SPECIAL REGULATIONS

A Retail 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 Otherwise, None	None	0' See Spec. Reg. #3	0'	0'	100%	No maximum. See also Special Regulation #3.	B	E	See Section 11 of this chapter	<ol style="list-style-type: none"> The following uses are not permitted in this zone: <ol style="list-style-type: none"> 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 property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
Office Use	Same as the regulations for the ground floor use					See Special Regulation #1		#1	D	See Section 11 of this chapter	<ol style="list-style-type: none"> 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	Same as the regulations for the ground floor use					See Special Regulation #1		#1	B	See Section 11 of this chapter	<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. A veterinary office is not permitted in any development containing dwelling units.
Stacked Dwelling Units	Same as the regulations for the ground floor use					See Special Regulation #1		#1	A	See Section 11 of this chapter	<ol style="list-style-type: none"> 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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150	None	0'	0'	0'	100%	No maximum. See also Spec. Reg. #1	A	B	See Section 11 of this chapter	<ol style="list-style-type: none"> 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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Government Facility Community Facility	Process IIA Chapter 150	None	0'	0'	0'	100%	No maximum. See also Spec. Reg. #1	C	B	See Section 11 of this chapter	<ol style="list-style-type: none"> 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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC-5010A/6-5-92											

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone CBD-A	Section 50.10.a(2)
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USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	C	See Spec. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Parks	Process IIA Chapter 150	None	Will be determined on a case-by-case basis				No maximum. See also Special Regulation #1	-	B	See Section 11 of this chapter	<ol style="list-style-type: none"> 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZC-5010B/6-5-92

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
CBD-B

Section
50.15.b(1)

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Office Use	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152 Otherwise, None	None	0' See Spec. Reg. #1	0'	0'	100%	No maximum. See also Special Regulation #1.	C	D	See Section 16 of this chapter	<ol style="list-style-type: none"> The following uses are not permitted in this zone: <ol style="list-style-type: none"> 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 property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
Stacked Dwelling Units	Same as the regulations for the ground floor use					See Special Regulation #2			A	See Section 16 of this chapter	<ol style="list-style-type: none"> 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. 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'	0'	100%	No maximum. See also Spec. Reg. #1	A	B	See Section 16 of this chapter	<ol style="list-style-type: none"> 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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Government Facility Community Facility	Process IIA Chapter 150	None	0' See Spec. Reg. #1	0'	0'	100%	No maximum. See also Spec. Reg. #1	C	B	See Section 16 of this chapter	<ol style="list-style-type: none"> Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	—	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.

FOOTNOTES

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

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-B
FRONT	SIDE		REAR									
Public Parks	Process IIA Chapter 150	None	Will be determined on a case-by-case basis			No maximum. See also Special Regulation #1.	-	B	See Section 16 of this Chapter	<ol style="list-style-type: none"> 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 		

ZC-5015C/8-5-92

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
CBD-C

Section
50.20.c(1)

USE
↓
REGULATIONS
↑

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	LOT SIZE	REQUIRED YARDS								
		FRONT	SIDE	REAR						
Office Use	None	0' See Spec. Reg. #1	0'	0'	100%	No maximum. See also Special Regulation #1.	C	D	1 per each 350 sq. ft. of gross floor area.	
Stacked Dwelling Units	Same as the regulations for the ground floor use				See Special Regulation #2	A	A	1.7 per unit		
Public Utility	Process IIA Chapter 150	None	0' See Spec. Reg. #1	0'	0'	100%	No maximum. See also Spec. Reg. #1	A	B	See Section 105.25
Government Facility Community Facility	Process IIA Chapter 150	None	0' See Spec. Reg. #1	0'	0'	100%	No maximum. See also Spec. Reg. #1	C	B	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	—	See Spec. Reg. #2	None

SPECIAL REGULATIONS

- 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.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- The following regulations apply to veterinary offices only:
 - May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.
 - Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.
 - A veterinary office is not permitted in any development containing dwelling units.
- 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.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- May install transit route and information signs and markers.

FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
CBD-D

Section
50.25.h(1)

USE ↓	REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE						
Public Utility	Process IIA Chapter 150	None	0'	0'	0'	The greater of— a. 15'; or b. 15% of the average parcel depth	100%	41' above average building elevation.	See Spec. Reg. #3.	B	See Section 105.25	<ol style="list-style-type: none"> No structures, other than moorage structures, may be waterward of the high waterline. For the regulation regarding moorages, see the moorage listings in this zone. 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: <ol style="list-style-type: none"> 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. The design of the public use area is to be specifically approved by the City. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor from Lake Street given development on adjacent properties. 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 85 as a guide for requiring a buffer. 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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. See Section 26 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility Community Facility	Process IIA Chapter 150	None	0'	0'	0'	The greater of— a. 15'; or b. 15% of the average parcel depth	100%	41' above average building elevation.	See Spec. Reg. #3.	B	See Section 105.25	<ol style="list-style-type: none"> 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 85 as a guide for requiring a buffer. 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. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. See Section 26 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Transit Shelter	None	None	0'	0'	0'	The greater of— a. 15'; or b. 15% of the average parcel depth	100%	15' above average building elevation.	—	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.

ZC-5025H/6-8-92

FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 85.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
CBD-D

Section
50.25.h(2)

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Park	Process IA Chapter 150	None	Will be determined on a case-by-case basis.					41' above average building elevation	--	B	See Section 105.25	<ol style="list-style-type: none"> The design and facilities of the park must emphasize its waterfront location. See Section 28 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

ZC-50251/6-8-92



FOOTNOTES

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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone LI	Section 55.10.m(1)
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 USE  REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	None	None	30'	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	C	B	See Section 105.25	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 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. 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: <ol style="list-style-type: none"> a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility <u>Community Facility</u>	None	None	30'	0'	0'	80%	Otherwise, 30' above average building elevation. See also Special Regulation #4.	See Spec. Reg. #5	B	See Section 105.25	
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation.	-	See Spec. Reg. #2	See Section 105.25	

ZC-5510M/6-5-92

FOOTNOTES

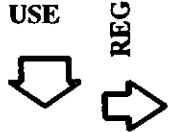
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
 LI

Section
 55.10.m(2)



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

SPECIAL REGULATIONS

Public Park	See Special Regulations #1 and #2	None	Will be determined on case-by-case basis				B	See Section 105.25	<ol style="list-style-type: none"> 1. Development and use of a park does not require a development permit under this Code if: <ol style="list-style-type: none"> a. A master plan for that park has been approved 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: <ol style="list-style-type: none"> 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 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 #2 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted. <ol style="list-style-type: none"> a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. If any portion of the structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 20 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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ZC-5510N/6-10-92

FOOTNOTES

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

- 3) 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 use.

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. Non-Conforming Signs

- a. 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 ~~20~~ 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, FCII, FCIII, BN, CBD-A, CBD-B, and CBD-D zones).

Amends Chapter 162, Nonconforming Signs, for monument signs.

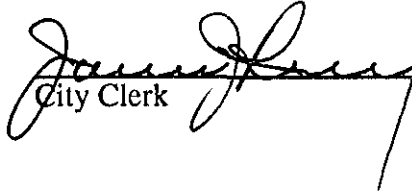
Section 2. A savings clause providing that if any portion or part of the Ordinance is held to be invalid or unconstitutional, such decisions shall not affect the validity of the remainder of the Ordinance.

Section 3. 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 6th day of October, 1992.

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


City Clerk