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:

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

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

<u>Section 2.</u> 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 <u>6th</u> day of <u>October</u>, 1992.

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

Mayor

Attest:

Clerk

Approved as to Form:

City Attorney

AMEND-ZC.OCT/TS:cm

such an area may be limited to private membership or may be open to the public upon the payment of a fee.

- 145. <u>Commercial Zones</u> BN; BC; BCX; CBD; FC-I; FC-II; PLA 4, PLA 8, PLA 10A and PLA 13A.
- 150. <u>Common Recreational Open Space Usable for Many Activities</u> Any area available to all of the residents of the subject property that is appropriate for a variety of active and passive recreational activities, if that area-
 - a. Is not covered by residential buildings, parking or driving areas; and
 - b. Is not covered by any vegetation that impedes access; and
 - c. Is not on a slope that is too steep for the recreational activities.
- <u>153.</u> <u>Community Facility A use which serves the public and is generally of a public service. non-commercial nature. Such use shall include: food banks. clothing banks. and other non-profit social service organizations: non-profit recreational facilities: and non-profit performing arts centers.</u>
- 155. <u>Community Recreation Area or Clubhouse</u> An area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community club houses and other similar uses maintained and operated by a nonprofit club or organization whose membership is limited to the residents within a specified geographic area.
- 160. <u>Comprehensive Plan</u> The Land Use Policies Plan and the Shoreline Management Program of the City.
- 165. <u>Construction Sign</u> An informational sign which identifies the architect, engineer, contractor and any other individual or corporation involved with the construction of a building or use.
- 170. <u>Contour Line</u> The interconnection of points having the same height above sea level.
- 172. <u>Convalescent Center</u> Facilities for patients who are recovering from an illness, or receiving care for chronic conditions, mental or physical disabilities, terminal illness, alcohol or drug in-patient treatment. Care may include in-patient administration of medicine, preparation of special diets, bedside nursing care, and treatment by a physician or psychiatrist. Out-patient care is limited to prior patients only.
- 175. <u>Court of Competent Jurisdiction</u> The judicial body empowered to adjudicate the question under consideration.
- 180. <u>Cross Section (Drawing)</u> A visual representation of a vertical cut through a structure or any other three-dimensional form.
- 185. <u>Culvert</u> An open-ended cylindrical structure generally used for the conveyance of storm waters.
- 190. <u>Curb Cut</u> The connection of an access drive or a driveway with a street which may entail a structural alteration to the curb by lowering the height of part of the curb.

ATTACHM	ENT	Α	
FILE NO	T	2-91-64	[

- 974. <u>View Corridor</u> An open area that provides an unobstructed view across the subject property to and beyond Lake Washington from the adjacent right-of-way.
- 975. <u>Wall Sign</u> 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. <u>Waterward</u> Toward the body of water.
- 985. <u>Wetland</u> 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. <u>Wholesale Trade</u> A commercial establishment which sells to retail establishments.
- 995. <u>Zones</u> Use zones.
- 1000. <u>Zoning Map</u> The map designated as such and adopted by the City showing the geographical location of use zones within the municipal boundaries.

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED	SPECIAL REGULATIONS
School or Day Care Center ZC-1510B/6-10-92	See Special Regulation #11	As es- tablished on the Zoning Map. See Special Regu- lation #1	accoms student then 50' If this u accoms	ee can nodate 50 s or childr side ee can nodate 13 s or childr 20' on each side yards must squal at least 15 feet.	эп, 50' 	70%	25' above average building elevation	D	B See Spec. Reg. #8	Section 105.25	 Minimum tot size per dwelling unit is as follows: In RS 3.5 zones, the minimum tot size is 35,000 square feet. In RS 12.5 zones, the minimum tot size is 35,000 square feet. In RS 7.2 zones, the minimum tot size is 7,200 square feet. In RS 7.2 zones, the minimum tot size is 7,200 square feet. In RS 7.2 zones, the minimum tot size is 7,200 square feet. In RS 7.2 zones, the minimum tot size is 7,200 square feet. May locate on the subject property enty II-
FOOTN	OTES	1			·					·	For other information about parking and parking areas, see Chapter 105.PAGEFor details of the regulations in this category, see Chapter 100.PAGEFor information of the regulations in this category, see Chapter 95.PAGEFor details of what may exceed this height limit, see Chapter 115.28

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
School or Day Care											10. May include accessory living facilities for staff persons.
Center (continued)											 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150, provided, however, that within the jurisdiction of the Houghton Municipal Conjoration, the required review process is Process IIB, Chapter 152. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is live 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, builtering, and landscaping. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, <u>150</u>, and <u>155</u>).
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FOOTN	OTES	r	• <u> </u>		<u> </u>	■				· · · · · · · · · · · · · · · · · · ·	 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	E REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-achool or Mini-Day Care Center (7-12 attendees) Day Care Home (6 attendees or less)	Process I Chapter 145 None	As ea- tablished on the Zoning Map. See Special Regu- lation #1.	20'	5', but 2 side yards must equal et least 15'.	10*	50%	25' above average building elevation	E	B See Spec. Reg. #8	See Section 105.25	 Minimum kit size per dwelling unit is as follows: In RS 35 zones, the minimum lot size is 35,000 equare feet. In RS 12.5 zones, the minimum lot size is 7,200 equare feet. In RS 5.0 zones, the minimum lot size is 7,200 equare feet. In RS 5.0 zones, the minimum lot size is 7,200 equare feet. In RS 5.0 zones, the minimum lot size is 7,200 equare feet. In RS 5.0 zones, the minimum lot size is 7,200 equare feet. In RS 5.0 zones, the minimum lot size is 7,200 equare feet. In RS 5.0 zones, the minimum lot size is 7,200 equare feet. May locate on the subject property II:
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Goll Course ZC-1510E/7-27-92	Process IIA Chapter 150	1 acre	50"	50' on each side	50'	50%	25' above average building elevation	E	B	See Section 105.25	 Site design must minimize advorce impacts on aurounding residential neighborhoods. May not include miniature golf. The following accessory uses are specifically permitted as part of this use. Equipment storage tacilities. Retail sells and rental of golf equipment and accessories. A restaurant. If any portion of a structure is adjoining a low density asse, ggg, then effiner: The height of the portion of the structure shell not exceed 15 feet above average building elevation, of The horizontal length of any face of that portion of the structure which is parallel to the boundary of the low density asses gas shall not exceed 50 feet in whith. See the Section in Chapter 115 entitied "Distance Between Structures Regarding Maxtmum Horizontal Facade Regulation" for further details. Reter to Chapter 1 to determine what other provision of this Code may apply to the subject property.
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C E CULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	See Special Regutation #3.	None	20'	20' on each side	20'	70%	25' above average building	^	8	See Section 105.25	 May be permitted only if location this time in the immediate area of the subject preperty is necessary -to permit effective service to the area or the "City" as a whole. Site design must minimize adverse impacts on surrounding residential neighborhoods.
Government Facility Community Facility	See Special Regulation #3.	None	20'	10' on each side	10'	70%	elevation. 25' sbove average buikting elevation.	C See Spec. Reg. #5.	в	See Section 105.25	 If any portion of a structure is adjoining a low density zene <u>use</u>, then either: The height of that portion of the structure shall not exceed 15 leet above average building elevation, or The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density zene <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.
											 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150; provided, however, that within the juriediction of the Houghton Municipal Corporation, the required review process is Process IIB, Chapter 152. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject propert).
Public Transli	None	None	None	None	None	100%	15' above	-	500	None	 For a Government Facility user Landscape Category A or B may be required depending on the typ of use on the subject prospity and the impacts associated with the use on the nearby uses. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safe
Shetter							average buikting elevation.		Spec. Reg. #2.		problems. 2. May install transit route and information signs and markers.
ZC-1510F/7-27-92			 								- For other information about perking and parking areas, see Chapter 105.
FOOTN	OTES									• <u>•</u> ••••••••••••••••••••••••••••••••••	For other information about perking and panking 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. SO B

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Public Park	See Special Regulations #1 and #2	None	WI	pe determ	ned on c	ese by-c	ee basis		В	See Section 105.25	 Development and use of a park does not require a development permit under A master plan for that park has been approved by the City and the proposituse is consistant with the master plan; or The proposed use and development: will not involve lighting for outdoor nightlime activities; and will not involve the construction of any building of more than 4,000 squ	ed development and sare feet; and sas. ecial Regutation #1 following factors in average building s parallel to the ding Maximum
	1. <u></u>	<u> </u>	<u> </u>	<u> </u>	<u></u>	1	-	- -	<u>+</u>	<u> </u>	- For other information about perking and parking areas, see Chapter 105.	DACE
											 For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. 	PAGE
FOOTN	OTES	5				, <u> - - </u>					 For information of the regulations in this category, see Chapter 55. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 	30C

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School or Day Care Center	E E	As es- tablished on the Zoning Map. See Special Regu- lation #2.	ff this u accome student then 50' ff this u accome student 20' Otherw	se can hodate 50 s or childr 50' on each side hodate 13 s or childr 20' on each side	or more en, 50' 	70%	₹ δ 30' sbove average building elevation	D	B See Spec. Reg. #9.	Af Ai Section 105.25	 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. 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, 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, parting location, buffering, and landscaping. 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 65 zones, the minimum lot size is 7,200 square feet. c. In RSX 7.2 zones, the minimum lot size is 7,200 square feet. May locate on the subject property-sety if:
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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C S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
School or Day Care											9. Electrical signs shall not be parmitted.	
Center (continued)											 If any portion of a structure is adjoining a low density-zone, use, then a. The height of thet portion of the structure shall not exceed 15 feet elevation; or The horizontal langth of any facade of that portion of the structure boundary of the low density area use assign shall not exceed 50 feet in a See the Section in Chapter 115 entitled "Distance Between Structures Horizontal Facade Regulation" for further details. May include accessory IMng facilities for staff persons. These uses are subject to the requirements established by the Depart Services (WAC 389-73, <u>150</u>, and <u>155</u>). Refer to Chapter 1 to determine what other provision of this Code may 	above average building which is parallel to the fidth. Regarding Maximum ment of Social and Health
ZC-1710C/1/7-27-92												
FOOTNO	OTES		L		J						 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 34

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-School or Mini-Day Care Center (7-12 attendees) 	Process I Chapter 145 None	As es- tablished on the Zoning Map. See Special Regu- tation #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	 Minimum lot size per dwelling unit is as follows: In RSX 35 zones, the minimum lot size is 35,000 equare test. In RSX 12.5 zones, the minimum lot size is 12,500 square test. In RSX 7.2 zones, the minimum lot size is 7,200 equare test. In RSX 7.2 zones, the minimum lot size is 5,000 equare test. In RSX 7.2 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 5.0 zones, the minimum lot size is 5,000 equare test. In RSX 6.5 zones, the minimum lot size is 5,000 equare test. In RSX 6.5 zones, the minimum lot size is 7,200 equare test. Sta deskinfrust, minimize adverse impacts on surrounding residential neichborhoods. In Conter i.e. II. A sk-foot high lence is required along the property line adjacent to the outside play areas for mini-school and mini-day care centers only. 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 estback from all property lines by live feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the ebuilting ingit-oi-way improvements. The location of parking and pessenger loading areas shall be designed to reduce impac
ZC-1710C/2/7-27-92											
FOOTN	OTES		L								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 105. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	REC LNON	JMS DUIRED Y	ARDS	LOT COVERAGE	STRUCTURE STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section RSX 17.10.e SPECIAL REGULATIONS
Gotf Course ZC-1710C/3/7-27-92	Process IIA Chapter 150	1 acre	50"	50° on each side	50'	50%	30' above average building elevation	E	B	See Section 105.25	 Site design must minimize adverse impacts on surrounding residential neighborhoods. May not include ministure golf. The following accessory uses are specifically permitted as part of this use: Equipment storage facilities. Pretail sales and rental of golf equipment and accessories. A restaurant. If any portion of a structure is adjoining a low density zone, use, then either: The holight of that portion of the structure shall not exceed 15 feet above average building elevation; or The holight of the low density zone use 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 entitied "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chepter 1 to determine whet other provisions of this Code may apply to the subject property.
FOOTN	OTES	I	L. <u></u>		L	L					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 34B

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Public Utility	See Special Regulation #3	None	20'	20' on each side	20'	70%	30' above average building elevation	^	В	Ses Section 105.25	 May be permitted only if locating this use in the immediate area of the subject preperty is necessary Lo permit effective service to the area or the "Gity" as a whole: Site design must minimize adverse impacts on surrounding residential neighborhoods,
Government Facility Community Facility	See Special Regulation #3	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #5	B	See Section 105.25	 If any portion of a structure is adjoining a low density-same, 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 facede 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 Facede Regulation" for further details.
				-							 The required review process is as follows: If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. 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, roadwaya, utility locations, land uses within the Master Plan area, particip location, buffering, and landscaping. Prefer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Forth Geverament Facility-wee, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	Noné	None	None	None	None	100%	15' above average building elevation	-	See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC-1710C/4/7-27-92											
FOOTN	OTES		- E					•			 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 imit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUI	LATIONS		USE Z	
TIC	52	N	AINIMU	MS		MA	KIMUMS		1	8	Zone Section
ULA	OCES		REQ	UIRE D Y	ARDS	38		Ì		SPACES	RSX 17.10.g
ASC EGULATIONS	REQUIRED REVIEW PROCESS	SIZE	1,		~	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	
$\checkmark \diamondsuit$	REQI	LOT	FRONT	SIDE	REAR	LOT	HEIG STRL	CATE	SIGN	REQU	SPECIAL REGULATIONS
Public Park Public Park	See Special Regulations #1 and #2	None	WAB	be determ	ned on ca	se-by-ca	90 basia		B	See Section 105.25	 Development and use of a park does not require a development permit under this Code II: 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:
			L		<u> </u>	I					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. 34D
FOOTN	UTES									-	For details regarding required yards, see Chapter 115.

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SN	DIREC	TIONS	; FIRS	T, named dow	n to find use	THEN,	across for REGUI,	ATIONS		USE Z	ONE CHART
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ULA	OCES		1	UIRED Y	ARDS					ACES	RM 20.10.e(1)
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School or Day-Care Center ZC-2010E/7-27-92	Process IIA Chapter 150	7,200 sq. ft.	If this u accome student then	se can nodate 50 s or childr 50' on each side se can nodate 13 s or childr 20' on each side	or more en, 50'	70%	I adjoining a low density zone other than RSX, then 25' above average building elevation, Otherwise 30' above average building elevation,	D	8	See Section 105.25	 May locate on the subject property only it: it will serve the immediate neighborhood in which it is located. 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. 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: a. 20 feet if this use can accommodate 50 or more students or children. To feet if this use can accommodate 50 or more students or children. Other withs, 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 extender of the abulting right-of-way improvements. Carpooling, staggered loading/unloading time, right-of-way improvements. Carpooling status way nearby residential uses. May include accessory living taclifiles for staff persons. If any portion of a structure is adjohing a low density zone, then either: a. The height of that port
FOOTN	OTES		- L		3						- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 105. - For details of what may exceed this height limit, see Chapter 115. - For details regarding required yards, see Chapter 115. - For details regarding required yards, see Chapter 115.

REGULATIONS	DIRE	CTIONS	FIRS	T, read dow	m to lind us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
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LA.	S			UIRED Y	ARDS			1		8		RM 20	.10.e(2)
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マウ	REQUIRED REVIEW PROCESS	5	FRONT	SDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI	CIAL REGULATIONS	
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School or Day-Care Center (continued)											 the high waterline. To the order dimensions identified in this Chu Must provide public pedestrians the subject property within the h the City if public access along the adjoining property. In addition, the developed as a public use area. access and public use areas. C. A view corridor must be maintail corridor must be in one contigue and landacaping will be allowed 98th Avenue NE to and beyond 		I depth, measured from other required yard ing the entire waterfront of infront may be waterd by in be reached from the high waterline yard be ing the public pedestrian warcel width. The view uctures, parking areas, w from Juanita Orive or be adjacent to either of
PL\ZC-2010G				i									
								•	* -		For other information about parking and	parking areas, see Chapter 105.	DACE
									<u> </u>		 For details of the regulations in this categories. For information of the regulations in this 		PAGE
FOOTNO	TTES										. For details of what may exceed this held	ht limit, see Chapter 115.	38C
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SNC	DIREC	TIONS	FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
as a securations	D PROCESS	N	MINIM RE(JMS QUIRED Y	ARDS		XIMUMS			CES	Zone Sectin RM 20.10.f(1)
	REQUIRED REVIEW PRO	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Grocery Store, Drug Store, Laundremat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop	Process IIA Chapter 150	7,200 sq. fl.	20'	5', buf 2 skie yards must equal at least 15'	10'	60%	I adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise 30' above average building elevation.	B	E	1 per each 300 sq. ft. of gross floor area.	 This use may be permitted only if it is specifically consistent with the Comprehensive Plan in the proposed location. May only be permitted if placement, orientation, and acale indicate this use is primarily intended to serve the immediate residential area. Must be located on a collector attentiat or higher volume right-of-way. Placement and scale must indicate pedestrian orientation. Must mitigate traffic impacts on residential neighborhood. Gross floor area may not exceed 3,000 equare test. May not be located above the ground floor of a structure. Hours of operation may be limited to reduce impacts on nearby residential uses. If any portion of a structure is adjoiring a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height of that portion of the structure shall not exceed 50 feet in witch. See the section in Chapter 115 entitled 'Distance Between Structures Regarding Maximum Horizontal Facade Regulation' for further datable. Any required yard abuting Lake Westington Bouleverd 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. If the subject property is located between Juantia Drive and Lake Washington or 98th Avenue NE and Lake Washington, the following regulations apply: Must provide a required yard of 15 feet or 15 percent of everage parcel depth, measured from the high watertine. To the extent that this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision shall govern.
FOOTN	OTES	L	L		L	I				L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 105. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIREC	CTIONS	: FIRS	T, read dow	m to find up	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	7	42
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×	E S			URED Y	ARDS					2		RM 20	.10.f(2)
REGULATIONS	REQUIRED REVIEW PROCESS	, size				COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
\sim 5>	RE	ToJ	FRONT	SIDE	REAR	LoT	HEI	CAT	SIGN	PAR	SP	ECIAL REGULATIONS	·
Grocery Store, Drug Store, Laundromat, Dry Cleaners, Barber Shop, Beauty Shop, or Shoe Repair Shop (continued)											the subject property within the the City II public access along adjoining property. In addition, developed as a public use area access and public use areas. c. A view confidor must be mainta confidor must be in one configu- and landscaping will be allowe 98th Avenue NE to and beyon	access from the right-of-way to and ado high waterline yard. Access to the wate the waterline to the subject property car , the City may require that part or all of it a. The City shall require signs designatia and across 30 percent of the average p ious piece. Within the view corridor, stin d, provided they do not obscure the view d Lake Wastington. This corridor must t ver will result in the widest view corridor	front may be waived by to be reached from the high waterline yard be the public pedestrian arcel width. The view ictures, parting areas, from Juanta Drive or be adjacent to either of
ZC-2010G(6)/6-8-92													
FOOTNO	OTES	1								L	For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this hele For details regarding required yards, se	gory, see Chapter 100. category, see Chapter 95. ght limit, see Chapter 115.	PAGE 38D 1)

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SNC	DIREC	TIONS	: FIRS	iT, read dow	n to find un	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART Zone Section
C EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	AINIM REC LNOX	JMS QUIRED Y	ARDS	LOT COVERAGE	STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	RM 20.10.g
Mini-school or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft,	20'	5', but 2 side yards must equal at least 15'	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	B	See Section 105.25	 May locate on the subject property easy if: If will serve the immediate-neighborhood in which it is located; er- If will not be materially detrimental to the character of the neighborhood in which it is located; Site design must minimize adverse impacts on surrounding residential neighborhoods. 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. 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 setback from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 398-73, <u>150, and 155</u>). If any portion of a structure is adjoiring 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 structures Regarding Maximum Horizontal Facade Regulation' for turber details. Any required y at abutting Lake Washington Boulevard or Lake Street South must be increased two leev for each one foot the structure exceed 25 leet above average building elevation. If the subject property
FOOTN	OTES		•		J						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNO	DIRE	CTIONS	: FIRS	T, read dow	m to find up	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	Zone S	ection
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	REC	IMS QUIRED Y	ARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI		0.10.h
Mini-achool or mini-day care (7-12 attendees) or Day-Care Home (6 or less attendees) (continued)											 the high waterline. To the extent dimensions identified in this Chap b. Must provide public pedestrian a the subject property within the hi the City if public access along the adjoiring property. In addition, the developed as a public use area. access and public use areas. c. A view comdor must be maintain corridor must be in one configuou and landscaping will be allowed, 98th Avenue NE to and beyond it 	Is feet or 15 percent of everage percel (that this provision shall govern. coess from the right-of-way to and alon gh waterline yard. Access to the waterf a waterface. Within the view corridor, struc provided they do not obscure the view t ake Washington. This corridor must be a will result in the widest view corridor g	ther required yard g the entire waterfront of ront may be waived by be reached from high waterline yard be g the public pedestrian rocel width. The view stores, parking areas, from Juanita Drive or a adjacent to either of
FOOTN	OTES										For other information about parking and For details of the regulations in this cale For information of the regulations in this For details of what may exceed this help For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE 38F

SNO	DIREC	CTIONS	i: FIRS	T, read doe	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	CONE CHART
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REGULATIONS	D PROCE		REC	QUIRED Y	ARDS	COVERAGE	FC RE	8 ×		D	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	70%	f adjoining a low density zone other than RSX, then 25' above average building elevation. 	C	B	1 for each bed.	 If any portion of a structure is adjoining a low density zone, then either: The height of their portion of the structure shell not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is perailed to the boundary of the low density zone shall not exceed 50 feet in width. See the social in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Any required yand sbutting Lake Washington Bouleverd or Lake Street South must be increased by two feet for each fool the structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. If the subject property is located between Juantia Drive and Lake Washington or 98th Averue NE and Lake Washington, the following regulations apply: 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 shall goven. Must provide public pedestrian access from the high-way to and along the enthe waterfront of the subject property within the high waterline yard. Access to the waterfrom 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 shell require signa designating the public pedestrian access 10 percent of average percei width. The view confider must be increased along the waterfront of the subject property can be reached from the subject property within the high waterfine yard or all on the high waterfine yard to a developed as a public use area. The City shell require signa designating the public pedestrian access and public use areas. A view c
		1	L	<u></u>	<u> </u>	I	-	'	+ [For other information about perking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTN	OTES	}									- 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. 38 G

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SN	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
LATIO	ESS	N	IINIMU REC	JMS JUIRED Y	ARDS					Sa	Zone – Section – RM 20.10.j
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side 10' 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 C See Spec. Reg. #5.	B	See Section 105.25 See Section 105.25	 May be permitted only if localing this use in the tranediate area of the subject property is necessarie to permit effective service to the erea or the CBy as a whele. Site design must minimize adverse impacts on surrounding residential neighborhoods. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height of that portion of the structure shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Horizontal Facad Regulation" for turther details. Any required yard abutting Lake Washington Boulevard or Lake Street South must be increased tw feet for each one foot the 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 and impacts associated with the use on the nearby uses. If the subject property is located between Juanta Drive and Lake Washington or 98th Avenue NE and Lake Washington or 15 heart 15 percent of average parcel depth, measured from the high watertine. To the extent this provision is inconsistent with other required yard dimensions identified in this Chapter, this provision is inconsistent with other required yard dimensions identified in the fapter. This provision hall govern. Must provide a required yard of 15 leet or 15 percent of average parcel depth, measured from the high watertine. To the extent this provision is inconsistent with other required yard dimensions identified in the Chapter, this provision is inconsistent with other required yard dimensions identified in the Chapter, this provision is inconsistent with other required yard dimensions identified in the caccess if the waterfront may be walved by the Cly if
FOOTN	OTES	•	<u></u>		<u></u>	L	· · · · · · · · · · · · · · · · · · ·			•	 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIREC	TIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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E E CULATIONS	OCE		REQ	URE D Y	ARDS	GE	[c]			SPACES	RM 20.10.k
	REQUIRED REVIEW PROCESS	r size	FRONT	ы	¥	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	
~ 5>	REC REV	lol	FRC	SIDE	REAR	LOT	HEI STR	LAN	stg:	REC	SPECIAL REGULATIONS
Public Transit Shetter	None	None	None	None	None	100%	15' above average building elevation.	-	See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May instell transit route and information signs and markers.
Public Park	See Special Regulations #1 and #2	None	W	>e determ	ned on a	⊃ ase- by-	ase basis		B	See Section 105.25	 Development and use of a park does not require a development permit under this Code I: A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or The proposed use and development will not involve:
ZC-2010K/6-8-92											
FOOTN	OTES		•		<u></u>						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

ONS	Direct	IONS: THEN	T. read d I, acrosa	own to find USE for REGULATION	 IS.		-	ι	JSE	ZON	IE	CHART Zone Section
	Province Pro	107 1075	MI		D VAF		MAXIMI	IMS			9.93 24	SPECIAL REGULATIONS
Mini-school or mini-day-care (7- 12 attendees) or Day-Care Home (6 or less attendees)	None	3,600 sq. ft.	20	5' but 2 side yards must equal at least 15'	107	70%	I adjohing a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' stoove average elevation.		B	See Section 105.25		 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. 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 toot 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 settach 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. Thes 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.	207	10' on each side	10	70%	It adjoining a low densky zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	0	8	1 for each bed		 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is 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	207	70%	If adjoining a low density zone other jhan RSK, then 25' above average building elevation. Otherwise, 30' above average building elevation.	4	В	See Section 105.25		 a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density 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 regulard 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	\)											R-FR 25 10 c (page 44A) 9-2-83/T3.nt June 1988 (Ordinance 3100) Feb. 1988 (Ordinance 3077)
Fool	inotes		ę		Ť			· [- Ľ.	F	For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding regulards, see Chapter 115.

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SN	DIREC	TIONS	FIRS	T, read do*	m to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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as A B B B B B B B B B B B B B B B B B B B	REQUIRED REVIEW PROCESS	8	RE(QUIRED Y	ARDS	COVERAGE	URE	RY RY	RY	ED G SPACES	23.10.g(1)
	REQUIR	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
Government Facility Community Facility	Process I Chapler 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	8	See Section 105.25	 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. Site design must minimize adverse impacts on surrounding residential neighborhoods. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above building elevation. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property and the Impacts associated with the use on the rearby uses.
Public Transti Shelter PL\ZC-2510G	None	None	None	None	None	100%	15' above average building elevation.		See Spec. Reg. #2	See Section 105.25	 May be permitted only II it will not unreasonably impede pedastrian movement or create traffic safety problems. May install transit route and information signs and markers.
	I	I,	<u> </u>	<u> </u>	<u> </u>	<u>.</u>			I	L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
FOOTNOTES											- For details of the regulations in this category, see Chapter 100. FAGE - 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 of what may exceed this height limit, see Chapter 115. 44B

	SNC	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z		
-	REGULATIONS	CESS	N	<u>AINIMU</u> REQ	IMS UIRE D Y	ARDS		XIMUMS			SPACES		ction 0.g(2)
	, REG	REQUIRED REVIEW PROCESS	SIZE	NT	N	q	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP		
	5>	REQ	LOT	FRONT	SIDE	REAR	LOT		IN TYD	SIGN	REQ	SPECIAL REGULATIONS	
Public Park		See Spec. Regulations #2 and #3	None		Dé determ	aned on ca	se-by-ca	ee basis				 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shell not exceed 15 feet above are elevation, or The horizontal length of any facade of that portion of the structure which is p boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regardin Horizontal Facade Regulation" for further details. Development and use of a park does not require a development permit under the a. A master plan for that park has been approved by the City and the proposed use and development will not involve: Uptiting for outdoor nightline activities; and The construction of any structured sports or activity areas. Any development or use of a park that does not meet the requirements of Spectmust be approved through the Process III, Chapter 155. The City will use the to determining what facilities and uses will be permitted:	paraliel to the ng Maximum his Code II: d development and development and sat Regulation #2 ollowing factors in
PL\ZC-2510	H		L	Ļ	<u> </u>	<u> </u>			L	 _	<u> </u>		
FOO	TN	OTES									· •· ·	 For other information about parking and penting areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 	PAGE 44C

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SN	DIREC	CTIONS	FIRS	ST, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE Z	
TIO	22	Ņ	MINIM	UMS		MA	XIMUMS			<u> </u>	Zone Section
ULA	CES		REC	QUIRED Y	ARDS	35				CE	PO 27.10.d(1)
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility <u>Community Facility</u>	Process I Chapter 145 Process I Chapter 145	None	20'	10' on each side 10' on each side	10*	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A See Spec. Reg. #3	в	See Section 105.25 See Section 105.25	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject propert . For a Government Facility use; Landscape Category A or B may be required depending on the typ of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transt Shelter	Noné	None	None	None	None	100%	15' above average building efevation.		See Spec. Reg. #2	See Section 105.25	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safe problems. May Install transit route and information signs and markers.
PLVZC-2710D			[
FOOTN	OTES]						 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SS	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z			
E SULATIONS		Ņ	MINIM	IMS		MA	XIMUMS	1	T	3	Zone Section		
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SF	SPECIAL REGULATIONS		
Public Park	See Special Regulations	None			ned on ca			-	В	See Section	 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 		
	#2 and #3									105.25	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.		
											 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 are consistent with the master plan; or The proposed use and development with not involve: Lighting for outdoor rightlime activities; and The construction of any building of more than 4,000 equare feet; 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: Ease of access to the park. Character of the neighborhood. 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.		
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FOOTN	OTES	•								·	 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 		

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ULA	D			REQUIR	E D YARD	s	35				SPACES	WDI 30.10.h(1)			
REGULATIONS	REQUIRED REVIEW PROCESS	SIZE	Ţ	H Erty	H ERTY	ER	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	GORY	REQUIRED PARKING SP				
\checkmark	REVI	LOT SIZE	FRONT	NORTH PROPERTY LLINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT	HEIG	CATE	SIGN CATEGORY	REQU Park	SPECIAL REGULATIONS			
Public Utility Government Facility	Process IIA Chapter 150 Process IIA	None	30' See atso Spec Reg. #3	The greater of: a. 15' or b. 1-1/2 limes 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 Regutation #5.	A	B	See Section 105.25	 No structures, other than moorage structures or public access plers, may be waterward of the high watertine. For the regulation regarding moorages and public access plers, 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 walved by the City if public access along the waterfront of the subject property within the high waterline yard. Access to the waterfront may be walved 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: 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. 			
Community Facility	Chapter 150		See elso Spec Reg. #3	greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'		greater of: a. 15' or b. 15% of the average parcel depth		average building elevation. See atso Special Regulation #5.	See Spec. Reg. #8			 4. A view conidor must be maintained across 30% of the average parcel width. The view conidor must be in one configuous piece. Within the view conidor 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 confider 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 take from properties east of Lake Washington. Boulevard; and a. The increase is offset by a vielw confider that is superior to that required by Special Regulation #4; or b. The increase is offset by a vielw confiding elevation. 5. May be permitted only if leasting-this use in the immediate-area of the subject-property is necessary-to permit-effective service-to the area or the City-ae a whole. 6. The design of the site must be compatible with the scenic nature of the waterfrom if the development will result in the isolation of a detached dwelling unit, site design building design, and andscaping must mitigate the impacts of that isolation. 			
PL\ZC-3010H		l	<u> </u>	I	L	L	L	I	╘───	Ļ		REGULATIONS CONTINUED ON NEXT PAGE			
FAGTEN	ATTE		<i>د</i>								Fo Fo Fo	v details of the regulations in this category, see Chapter 105. v details of the regulations in this category, see Chapter 100. v details of what may exceed this height limit, see Chapter 15. v details regarding regulared yards, see Chapter 115. 57			
	UIES											his development may also be regulated under the City's Shoreline Master ogram; consult that document, ay not use lands waterward of the high watertine to determine lot size or to douter slowable density.			

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USE	REC	QUIR W PB	SIZE	F	RTY	КТҮ	×	COVERAGE	TOF.	CAPE	ORY	RED NG S		┛┖━┉───┘		
$\mathbf{\nabla}$	⊂>	REQUIRED REVIEW PROCESS	LOT S	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGU	ILATIONS		
Public Uti Governme Communi	ont Facility												 -0. See Section 11 of this chapter for regutation surface modification. In addition, refer to Cha provisions of this Code may apply to the subject 	pter 1 to determine what other		
(continued	ŋ												89. For a Government Facility use, Landscape depending on the type of use on the subject p uses:	Category A or B may be required		
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	<u>, - ,</u>	<u> </u>		L	1	1							For other information about parking and parking areas, see Cha For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter	PAGE		
FO	DTNO	DTES										¦	For details of what may exceed this height limit, see Chapter 11 For details regarding required yards, see Chapter 115 This development may also be regulated under the City's Shore Program; consult that document.	silne Master		
													May not use lands waterward of the high waterline to determine calculate allowable density.	lot size or to		

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	PROPERTY	SOUTH PROPERTY LINE	HIGH WATER LINE	r coverage	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
hublic Utility kovernment Facility <u>community Facility</u>	Process IIA Chapter 150 Process IIA Chapter 150	None None	20' 20'	20° 10° so Special 0°	20' 10'	E ≥ ⊐ The greater of- a. 15 ff. or b. 15% of the average parcel depth The greater of- a. 15 ff. or b. 15% of the average parcel	107%	E 5 25 fl. above average building elevation	Spec. Fleg.5 4	B B Spec. Reg. 2	None	 SPECIAL REGULATIONS *- May be permitted only if leading this use in the immediate area of the subject property is necessary-to-permit effective service-to the area of the GBy as a whole: Site design must minimize adverse impacts on surrounding residential neighborhoods. It 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 av. 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 wid. See the Section in Chapter 115 entitled "Distance Batween Structures Regarding Maximum Horizontal Facade Regulation" for further details. 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 a required yard, other than as specifically listed, will be determined on a case-by-case basis. The City will use the setback for this use in RS zones as a guide. See Section 16 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Eacility-use. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic eatery problems. 		
ZC-3015C/6-8-92		 				depth						or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. PAGE		
FOOTN	OTES										F F F F M	TACE FACE A Comment of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 95. For details regarding required yards, see Chapter 115. For details required yards, see Chapter 115. For details required yards, see Chapter 115. Fo		

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROFERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	30' See also Spec Reg. #3 30' See also Spec Reg. #3	The greater of: a. 15' or b. 1-1/2 ilmes the height of the primary structure above average building elevation minus 10' The greater of: a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of: a. 15' or b. 15% of the average parcel depth. The greater of: a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation #5. 30' above average building elevation. See also Special Regulation #5.	C See Spec. Reg. #9 #8	8	See Section 105.25 See Section 105.25	 No structures, other than moorage structures or public access plers, may be waterward of the high waterline. For regulations regarding moorages and public access plers, 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 of the subject property within the high waterline yard. Access to 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 foot of this yard that is developed as a public use area if: 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 Substantially the entire width of this yard, from north to south property lines, is developed as a public use area is specifically approved by the City. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous plece. Within the view corridor, structures, parling areas, and landscaping will be allowed, provided that they do not obscure the view trom Lake Washington Boutevard 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 corridor must be adjacent to ather the north or south property line, whichever will result may be
FOOTN	OTES				 	J	;				F	or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 105. or details of what may exceed this height limit, see Chapter 95. or details regarding required yards, see Chapter 115. This development may also be regulated under the City's Shoreline Master regram; consult that document. Aay not use lands waterward of the high waterline to determine lot size or to aculate allowable density.

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\checkmark	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT (HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Public Utility Government Facility Community Facility												 8. See Section 21 of this Chapter for regulations regarding bulk surface modification. In addition, refer to Chapter 1 to determine provisions of this Code apply to the subject proeprty. 	cheads and land e what other
(continued)												 B. O. For a Government Facility use, Landscape Category A or B r depending on the type of use on the subject property and the im with the use on the nearby uses. 	may be required napcts associate
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			L				: .				F	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.	PAGE
FOOTNI	OTES							L			F	For details of what may exceed this height find, see Chapter 15. For details of what may exceed this height find, see Chapter 115. For details regarding required yards, see Chapter 115	69G(1)
FOOTN	UIES	L									—— 1 P	This development may also be regulated under the City's Shoreline Master Program; consult that document.	
												May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.	

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] SG REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		UIRE D Y		COVERAGE	HEIGHT OF STRUCTURE	CAPE GORY	SORY .	IRED ING SPACES			
\checkmark	REQU	LOT	FRONT	SIDE	REAR	LOT C	HEIGI STRU	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS		
Public Utäty	None	None	20'	0,	0,	80%	30' above average building elevation	A	В	See Section 105.25	 May be permitted only # locating the use in the immediate area of the subject property is neces 	seany-	
Government Fecility Community Facility	None	None	20'	ď	0'	80%	30' above average building elevation	C See Spec. Reg. #4-#3	B	See Section 105,25	 b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the fow density zone shall not exceed 50 feet in width, See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 		
											 -8: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. -4: For a Covernment Facility use, Landscape Category A or B may be required depending on type of use on the subject property and the impacts associated with the use on the nearby use 	n the	
Public Transit Shelter	None	None	6*	0,	0'	100%	15' above average buöding elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic problems. May install transit route and information signs and markers. 	selety	
Public Park	See Special Regulations #2 and #3.	None	WID	oe determ	med on a	case-by-	ase basis		В	See Section 105.25	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 		
							,				 Development and use of a park does not require a development permit under this Code It: a. A master plan for that park has been approved by the City and the proposed development use is consistent with the master plan; or b. The proposed use and development will not involve: Lighting for outdoor nightlime activities; and The construction of any building of more than 4,000 square feet; and The construction of more than 20 parking stalls; and The development of any structured sports or ectivity areas. 	and	
ZC-3510D/6-10-92											REGULATIONS CONTINUED ON NEXT PAGE		
FOOTN	OTES		L		J						 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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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIA	AL REGULATIONS	
Public Park (continued)											 Any development or use of a park that doe must be approved through the Process III, determining what facilities and uses will be a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the sul 4. Refer to Chapter 1 to determine what other 	Chapter 155. The City will use permitted. bject property.	the following factors in
PLVZC-3510E													
FOOTNO	OTES										For other information about parking and parkin For details of the regulations in this category, s For information of the regulations in this catego For details of what may exceed this height limit For details regarding required yards, see Chap	ee Chapter 100. bry, see Chapter 95. 1, see Chapter 115.	PAGE 72C

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SNO	DIREC	TIONS	FIRS	T, read dow	rit to find use	THEN,	across for REGUL	ATIONS		USE Z	
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REGULATIONS	ROCE		REQ	UIRE D Y	ARDS	AGE	54		•	SPACES	FCII 35.15.h(1)
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Public Utility	None	None	14 20'	10' on each side	10'	80%	If adjoining a low density zone other than RSX, lying north of	•	B	See Section 105-25	 May be permitted only if locating the use in the immediate area of the subject property is necessary. To permit effective service to the erea or the Gity as a whole; e: 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
Government Facility <u>Community Facility</u>	None	None	20'	10' on each side	10'	80%	NE 90th Street, then 25' above average building elevation	C See Spec. Reg. 44 #3	в	See Section 105.25	 b. The horizontal length of any facede of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facede Regulation" for further details. -8: Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject
							Otherwise, 30' above average building elevation				property. 34:For-a Geventment Faelity use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	ď	O,	ď	100%	15' above average building elevation	-	See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs markers.
Public Park	See Special Regulations #2 and #3.	None	Wa	pe determ	ned on a	ase-by-	case basis	-	В	See Section 105.25	 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.
											 Development and use of a park does not require a development permit under this Code I: 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;
FOOTN	OTES					······································				·	 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

8	DIREC	TIONS	FIRS	T. read dow	n to find use	THEN.	across for REGUL	ATIONS		USE Z	ONE CHART	<u> </u>	
BS EGULATIONS			<u>/INIMU</u>			MAX					Z		ection 15.h(2)
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL	REGULATIONS	
Public Park (continued)											 Any development or use of a park that does no must be approved through the Process III, Cha determining what facilities and uses will be per a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject 4. Refer to Chapter 3 to determine what other pro 	ipter 155. The City will use th mitted. I property.	e following tactors in
FOOTN	OTES		L								For other information about parking and parking at For details of the regulations in this category, see For information of the regulations in this category, for details of what may exceed this height limit, see For details regarding required yards, see Chapter	Chapter 100. see Chapter 95. e Chapter 115.	PAGE 77D

S	DIREC	TIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
C E CULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	EKONT REC	UMS QUIRED Y	ARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section FCIII 35.20.f(1) SPECIAL REGULATIONS
Mini-achool or mini-day care (cordinued) Public Utliky Public Utliky	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	В	See Section 105.25	 May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Heal' Services (WAC 389-73, <u>150, and 155</u>). Access points onto Lake Washington Boulevard and Notthup Way must be minimized to prevent arterial congestion and traffic safety hazards. Shared access points must be utilized where teasible. Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. May be permitted only if leasting this use in the immediate area of the subject property is necessary to permitted only if leasting this use in the immediate area of the subject property is necessary to permitted only if leasting this use in the immediate area of the subject property is necessary to permitted only if leasting this use in the immediate area of the subject property is necessary to permitted only if leasting this use in the immediate area of the subject property is necessary to permit effective service to the area-effice Gity-as a whole.
FOOTN	OTES	• }	<u></u>		<u> </u>	·					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100, For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIRE	CTIONS	i: FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
REGULATIONS	8	· .	MINIMU	JMS		МА	XIMUMS		Ī	6	Zone – Section –
ULA	a ce		REC	DUIRED Y	ARDS	GE			•	ACE	FCIII 35.20.f(2)
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Sovernment Facility Community Facility	None	None	20'	0 10' on each side	10'		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, #9 <u>#8</u>	B	See Section 105.25	 Access points onto Lake Weshington Boulevard and Northup Way must be minimized to prevent arterial congestion and traffic safety hazarda. Shared access points must be utilized where feest Must improve nearby rights-of-way and intersections to accommodate traffic generated from the subject property. If the subject property adjoins a residential zone, noise exceeding that normally associated wh residential neighborhood must be minimized using the best available technology. May be permitted-only if locating this use in the immediate-area of the subject property is necess -to permit effective service-to the area erithe City as a whole. The resident permitted only if locating this use in the immediate area of the subject property is necess -to permit effective service-to the area erithe City as a whole. The height of the service to the area erithe City as a whole. The resident berm, 12 feet wide and with a uniform height of 3 feet at the center. b. Lawn covering the berm. London Plane at least 2 inches in diameter, planted 30 feet on certer along the berm. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height 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 Hortzontal Facade Regulation" for further detabs. The required yard of a structure abutting Lake Weshington Boulevard or Lake Street South in b increased two feet for one fool that structure exceeds 25 feet above average building elev- property. See the accion in Chapter 1 to determine what other provision of the Scode may apply to the subject property. See the impacts associated with the use on the nearby uses.
C-3520F(2)6-5-92											
			l -				÷				For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	JTES										For details of what may exceed this height limit, see Chapter 115. 82B For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	: HAS	ST, read dow	m to find us	e THEN,	, across for REGUL	ATIONS		USE Z	
, ii	12	<u> </u>	MINIMU	UMS		MA	XIMUMS		1	2	Zone – Section –
JIPA	E S		REC	QUIRE D Y	/ARDS					SPACES	FCIII 35.20.g
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP.	SPECIAL REGULATIONS
Public Transit	None	None	0'	o, N	0'	-1 100%	± ∽ 15'above		See	See	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic selety
Sheller	204 0 400	1				and the second	average		Spec.	Section 105,25	problems.
		1 1	!	/			building elevation		Reg. #2	103,20	2. May install transit route and information signs and markans,
		1 /	'					ļ			
Public Park	See Special Regulations #1 and #2.		Will	pe determ	ned on a	case by-	ase basis		8	See Section 105.25	 Development and use of a park does not require a development permit under this Code II: 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:
			'								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-3520G/6-10-92											
		•	L	<u> </u>	<u></u>	•	• ÷	•			- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. PAGE
											- For details of the regulations in this category, see Chapter 100. FAUE
FOOTN	OTES	•		Ĺ							- For details of what may exceed this height limit, see Chapter 115. 82C

						20. 1493					
SN	DIRE	CTIONS	: FIRS	iT, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
ATIO	ESS			JMS QUIRED Y	ARDS					8	Zone Section BN 40.10.d(1)
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-school or mini-day care (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%	If adjoining a iow density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	В	See Section 105.25	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The height of that portion of the structure shall not exceed 50 feet in width. See the section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The required yard of a structure abutting Lake Washington Bouleverd or Lake Street South must increased two feet for each one toot that structure exceeds 25 feet above average building elevation. A str-foot high fence is required atong the property lines adjacent to the outside play areas for m 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 five feet. An on-site passenger loading and passenger loading areas shall be designed to reduce impacts on nearby residential uses. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for stall persons. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Sarvices (WAC 388-73, <u>150, and 155</u>).
FOOTN	OTES	<u>}</u>	L			1	t.				 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIREC	TIONS	: FIRS	iT, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
ATIC	SS	N	AINIM			MA	XIMUMS			8	Zone Section BN 40.10.d(2)
C EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT		REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	None	None	20'	10° on each side	10*	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	c	B	1 for each bed.	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 leet 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 Flegutation" for further details. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two leet for each one foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Utility Government Facility Community Facility ZC-4010D(2)/6-10	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20° on each 10° on each side	20" 10"	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A See also Spec. Reg. #5 #4	B	See Section 105.25 See Section 105.25	 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. 1. * 2: If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 test 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. 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. The required part of to determine what other provisions of this Code may apply to the subject property. The required depending on the impacts associated with the use on the nearby uses.
20-40100(2)/6-10			<u> </u>					l	I	l	For other information about parking and parking areas, see Chapter 105.
FOOTNO	OTES										For details of the regulations in this category, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 87A

SN	DIREC	TIONS	S: FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE 2	
SE SULATIONS	12		MINIMU	J <u>MS</u>		MAX	CIMUMS			8	Zone – Section –
OLA	OCE		REC	UIRE D Y	ARDS	GE	~		į	SPACES	BN 40.10.e
USE BAR	W PR	SIZE				COVERAGE	TOF	APE ORY	JRY	AG S	
∇	REQUIRED REVIEW PROCESS	LOT S	FRONT	SIDE	REAR	LOT CC	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED	SPECIAL REGULATIONS
Public Translit Sheller	None	None	None	None	None	100%	15' above average		See Spec.	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic suproblems.
							building elevation		Reg. #2		2. May install transit route and information signs and markers.
Public Park	See Special Regulations #2 and #3.	None		pe determ	ned on a	xase by -	ase besis		8	See Section 105.25	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parafiel to the boundary of the low density zone shall not exceed 50 feet in which. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development and use of a park does not require a development permit under this Code II: A master plan for that park has been approved by the City and the proposed development at use is consistent with the master plan; or The proposed use and development will not involve: Lighting for outdoor nightime activities; and The construction of any structured aports or activity areas. Any development or use of a park that does not meet the requirements of Special Regulation #2
ZC-4010E			<u> </u>	I							- For other information about parking and parking areas, see Chapter 105.
	_										- For details of the regulations in this category, see Chapter 100. PACE - For information of the regulations in this category, see Chapter 95.
FOOTN	OTES						L				- For details of what may exceed this height limit, see Chapter 115. 87B

SNC	DIREC	CTIONS	: FIRS	T, read dow	n to find vee	THEN,	Across for REGUL	ATIONS		USE 2	ONE CHART
VTIC	8	i	MINIMU			MA	XIMUMS			~	Zone Section BC 45.10.h
as as a second and a second and a second a secon	PROCE	ស្	REC	UIRED Y	ARDS	COVERAGE	OF URE	PE XY	י צ	ED G SPACE	BC 45.10.11
∇_{c}	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility Community Facility	None None	None None	20'	0' octat Regu 0' octat Regu	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A C See Spec. Reg. #5	B	See Section 105.25 See Section 105.25	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average 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.
							Otherwise, 30' above average building elevation, See also Special Regulation #4.				 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: a. It will not block local or territorial views designated in the Comprehensive Ptan; and b. The increased height is not specifically inconsistent with the applicable neighborhood ptan 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.
Public Transit Shetter	None	None	O,	ď	0'	100%	15' above average bulkting elevation.		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC-4510H/6-5-92											
FOOTN	OTES		•		•	<u>_</u>				L	 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIRE	CTIONS	: FIRS	T, read dow	m to find use	B THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
Ĭ	12		MINIM	JMS		MA	XIMUMS		1		Zone - Section -
ILA I	Sac		REC	UIRED Y	ARDS	되				CES	BCX 47.10.0
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	교고 None	_≍ None	E 20'	- SI	o' ₽	30%	H adjoining a	1			
Community Facility	None	None	See Sp 20'	o ^r or ectal Regu	lation #3	80%	It acjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See also Special Regulation #4.	A C See Spec. Reg. #5	B	See Section 105.25 See Section 105.25	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 test above average elevation, or The horizontal length of any tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which is parallel to the boundary of the low density zone shall not exceed 50 feet in which. See the section in Chapter 115 entitied "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, II: If will not block local or terriforial 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 8 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:
	1	r	L				• • •	•		L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
FOOTN	OTES										For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	: FIRS	ST, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
TIC	s	N	INIM	JMS		MA	XIMŲMS		T	ľ	Zone – Section –
LA'	CES		r	QUIRED Y	ARDS					CES	CBD-A 50.10.a(1)
	REQUIRED REVIEW PROCESS	ot size	FRONT	DE	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
<u> </u>	RE	LOT	FR	SIDE	RE	LOT	HEST	32	CV.	PA	SPECIAL REGULATIONS
A Retall 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	0' See Spec. Reg. #3	o	o,	100%	No maximum. See also Special Regutation #3.	В	Ę	See Section 11 of this chapter	 The following uses are not permitted in this zone: Vehicle service station. Vehicle or boat sales, repair, service, or rental. Fast food restaurant. Drive-in facilities and drive-through facilities are not permitted in this zone. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
Ciffice Use	None Same a	s the regula	tions for	the ground	l fioor use	See S;	ecial Regulation	#1	D	See Section 11 of this chapter	 This use is not permitted on the ground floor of a structure. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
Private Lodge or Club Stacked Dwelling Units							ectal Regulation ectal Regulation	20	8	See Section 11 of this chapter See Section 11 of this	 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 factilities for the animals are not permitted. Sittle must be designed so that noise from this use will not be aucible off the subject property. A certificate to this effect, signed by an Acoustical Engineer, must be submitted with the development.
Public Litäty Government Facility Community Facility ZC-5010A/6-5-92	Process IIA Chapter 150 Process IIA Chapter 150	None None	0'	o,	o,	100%	No maxi- mum, See also Spec, Reg, #1 No maxi- mum, See also Spec, Reg, #1	A C	в	chapter See Section 11 of this chapter	 Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation 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 permitted only if locating this use in the immediate area of the subject property is necessary to permitted only if locating this use in the immediate area of the subject property is necessary. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
FOOTNO	OTES	L			L	L					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. See details more finance marked under the Chapter 115. 94

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SZ	DIREC	TIONS	: FIRS	ST, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART					
TIO	8		MINIMU	JMS		MA	XIMUMS		<u> </u>	s	Zone Section					
DLA	CES			QUIRE D Y	ARDS					SPACES	CBD-A 50.10.a(2)					
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SF	SPECIAL REGULATIONS					
Public Transit Sheker	Nons	None	0,	0'	0"	100%		С	See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic sat problems. May install transit route and information signs and markers. 					
Public Parks	Process IIA Chapter 150	None	*	311 be dete case-by-(mined on ase basis		No maximum. See also	-	8	See Section 11 of this	 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. 					
							Special Regutation #1			chepter	2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper					
				:												
				:												
									s.							
ZC-50108/6-5-92																
										L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.					
FOOTN	OTES										For information of the regulations in this category, see Chapter 95, For details of what may exceed this height limit, see Chapter 115, For details regarding required yards, see Chapter 115.					

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SNC	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z					
] SG REGULATIONS	2		MINIM	JMS		MA	XIMUMS		T T		Zone – Section –				
JLA	CES		REC	UIRED Y	ARDS	1000				CES	CBD-B 50.15.b(1)				
USE og	PRO					COVERAGE	RE	د ک		2PA	00000 000.10.0(1)				
	EW	SIZE	E			OVE		10 SGR	SOR	IRE					
\checkmark	REQUIRED REVIEW PROCESS	LOT	FRONT	SIDE	REAR	LOT (HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
Office Use	lf the structure exceeds 35'	None	0' See Spec.	0"	0,	100%	No maximum. See also	С	D	See Section 16 of th is	 The following uses are not permitted in this zone: a. Vehicle service station, b. Vehicle or boat sales, repair, service, or rentat. 				
	above average		Reg. #1				Special Regulation			chapter	c. Fast food restaurant.				
	building elevation,						#1.				2. Drive-in facilities and drive-through facilities are not permitted in this zone.				
	then Process IIB.										3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back				
	Chapter 152										from the front property line one fact for each five feet that portion exceeds 30 feet above average building elevation.				
	Otherwise, None														
Stacked Dwelling Unlis	Same a	s the regula	cions for	he groun	floor usa	See Sj	ecial Regulation	#2	•	See Section 16	1. This use is not permitted on the ground floor of a structure.				
										of this chapter	 Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one loot for each five feet that portion exceeds 30 feet above average building elevation. 				
											3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper				
Public Utility	Process IIA Chapter 150	None	0' See Spec. Reg.	0'	0'	100%	No maxi- mum. See also Spec. Reg. #1	^	B	See Section 16 of this chapter	 Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 				
			#1								 May be permitted only if locating this use in the immediate area of the subject property is neces				
Government Facility Community Facility	Process IIA Chapter 150	None	0' See Spec. Reg. #1	0'	0'	100%	No maxi- mum. See also Spec. Reg. #1	с	В	See Section 16 of this chapter	 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper				
Public Transit Shetter	None	None	0'	0.	0'	100%	15' above average building elevation	-	See Spec. Reg.	None .	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic sate problems. 				
ZC-50158/6-10-92							CIOY CLIVII		#2		2. May install transit route and information signs and markers.				
	_				<u>-</u>		1				For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.				
FOOTNO	OTES										For information of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.				

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SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		~]
	REQUIRED REVIEW PROCESS	ocess ItA None Vitt be determined				LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPB CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		Zone CBD-B	Section 50.15.b(2)
Public Parks	Process IIA None Vill be determined or a Mo - Maximum. Chapter 150 - Case by-case basis Special Regulation #1. Process IIA None Vill be determined or a Maximum. See also Special Regulation #1.								В	See Section 16 of this Chapter	 Any portion of a structure that exceeds 30 from the front property line one foot for ear building elevation. Refer to Chapter 1 to determine what other a structure is a structure in the structure in the structure is a structure in the structure in the structure is a structure in the structure in the structure is a structure in the structure in the structure is a structure in the structure in the structure is a structure in the structu	ich five feet that portion ex	ceeds 30 feet above average
ZC-5015C/6-5-92			Ļ			L. <u>.</u>	ļ	Ļ					
FOOTN	OTES										For other information about parking and parkin For details of the regulations in this category, a For information of the regulations in this catego For details of what may exceed this height lime For details regarding required yards, see Chap	see Chapter 100. gory, see Chapter 95. nt, see Chapter 115.	^{5.} PAGE 98B

SN	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z						
			MINIMU	IMS		МА	XIMUMS	<u> </u>		1		one H	Section —			
E Y	S.		ľ	DURED Y	ARDS					8			50.00 (1)			
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES		REGULATIO	50.20.c(1)			
											·····	o 20 fact about a superior building clouding south to and boards				
Office Use	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152 Otherwise, None	None	0' See Spec. Reg. #1	σ,	O'	100%	No maxi- mum. See also Speciat Regulation #1.	C	D	1 per each 350 sq. ft. of gross floor area.	 Any portion of a structure that exceeds 30 feet a from the front property line one foot for each five building elevation. Refer to Chapter 1 to determine what other prov The following regulations apply to veterinary offi- a. May only treat small animals on the subject p b. Outside runs and other outside facilities for ti- c. Site must be designed so that noise from the certification to this effect, signed by an Acour- ment permit application. A veterinary office is not permitted in any details. 	e feet that portion ax tsions of this Code (loss only: propenty. he animals are not (s use will not be auc sticel Engineer, mus	coesds 30 feet above average may apply to the subject proper permitted. dbie off the subject property. A st be submitted with the develo			
Stacked Dwelling	Same a	the regula	tions for	the groun) floor use	See S	ecial Regulation	#2		1.7 per unit	1. This use is not permitted on the ground floor of a	a structure.				
Unăs											 Any portion of a structure that exceeds 30 feet a from the front property line one foot for each five building elevation. Refer to Chapter 1 to determine what other prov 	e feet that portion ex	coeds 30 feet above average			
Public Utälty	Process IIA Chapter 150	None	0' See Spec. Reg. #1	0,	0"	100%	No maxi- mum. See also Spec. Reg. #1	۸	в	See Section 105.25	 Any portion of a structure that exceeds 30 feet a from the front property line one foot for each five building elevation. Refer to Chapter 1 to determine what other prov 	e feet that portion ex	coeeds 30 feet above average			
Government Facility Community Facility	Process IIA Chapter 150	None	0' See Spec, Reg, #1	0.	0,	100%	No maxi- mum. See also Spec. Reg. #1	c	B	See Section 105.25		Ŧ				
Public Transit Shetter	None	None	ď	o,	0'	100%	15' above average building elevation		See Spec. Reg, #2	None	 May be permitted only if it will not unreasonably problems. May install transit route and information signs and 		movement or create traffic sale			
ZC-5020C/6-5-92	!		<u> </u>	L				1	1	╘╌┯──	<u> </u>		- T			
										·	 For other information about parking and parking are For details of the regulations in this category, see C 	hapter 100.	^{5.} PAGE			
FOOTN	OTES	•									 For information of the regulations in this category, s For details of what may exceed this height limit, see For details regarding required yards, see Chapter 1 	Chapter 115.	103A			

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REGULATIONS	S	N	AINIM	JMS		MA	XIMUMS	r		ED.	Zone	H Section
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USE S	a a	ы				ERAG	RE	₩ ≻		е ³	0000	00.20.0(2)
	REQUIRED VARDS		COVERAGE	i i i	SCAP	GOR	SIRE					
$ $ \sim \Rightarrow	REQ	LOT	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULA	TIONS
Public Parks	Process IIA Chapter 150	None	-	ti be dete	mbred or ase basis	a	No maximum. See also Special Regulation #1.		8	See Section 105.25	 Any portion of a structure that exceeds 30 feet above average from the front property line one foot for each five feet that port building elevation. Refer to Chapter 1 to determine what other provision of this C 	ion exceeds 30 feet above average
ZC-5020D/8-5-92												
											For other information about parking and parking areas, see Chapter For details of the regulations in this category, see Chapter 100.	PAGE
FOOTNO	FOOTNOTES										 For occase of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 	

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SN	DIRECTIONS: FIRST, read down to find use THEN, across for REGULATIONS USE ZONI														
E SULATIONS	8			MINIMU	MS		м	AXIMUMS			8	Zone Section			
ol C	ED CE			REQUI	RED YARD	s	GE				SPACES	CBD-D 50.25.h(1)			
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROFERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	SPECIAL REGULATIONS			
Public Utility Bovernment Facility <u>Community Facility</u>	Process IIA Chapter 150 Process IIA Chapter 150	None	0' See also Spec Reg. #4 0' See also Spec Reg. #4	o,	C,	The greater of- a. 15'; or b. 15% of the average parcel depth The greater of- a. 15'; or b. 15% of the average parcel depth	100%	41' above average building elevation. 41' above average building elevation.	See Spec. Reg. #3. See Spec. Reg. #3.	8	See Section 105.25 See Section 105.25	 No structures, other than moorage structures, may be waterward of the high water-line. 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: A configuous plece equal to 20% of the average parcel width must be open ' tree 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 confidor must be adjacent to either the north or south property line, whichever will result in the widest view contdor 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 95 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 leasting this use in the immediate area of the-subject property is necessary to permit effective service to the area or the City as a whele. See Section 26 of this Chapter for regulations regarding builtheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of the Code may apply to the subject property. 			
Public Transit Sheller ZC-5025HV6-8-92	None	None	ď	o.	O'	The greater of- a. 15'; or b. 15% of the average parcel depth	100%	15' above average building elevation.		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 			
			<u>ل</u>		I 		: .	l	I		For	or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 85.			
FOOTN	OTES							····-			For Thi Pro Ma	or details of what may exceed this height limit, see Chapter 115, or details regarding required yards, see Chapter 115 his development may also be regulated under the City's Shoreline Master rogram; consult that document, lay not use lands waterward of the high waterline to determine lot size or to alculate allowable density.			

	SNO	DIREC	TIONS	: FIA	ST, read down	n to lind use	THEN, across	for REGI	JLATIONS	U	SE Z	ONE CH	IART		
	REGULATIONS	S			MINIMU	-	_	M	AXIMUMS	ł		8		Zone CBD-D	Section 50.25.h(2)
USE	EGUL	PROCI				RED YARD	5	COVERAGE	RE RE	85		D		0000	00.20.11(2)
\Box	¤ ⊄>	REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING		SPECIAL REGULA	TIONS
Public Par	ĸ	Process IIA Chapter	None	v			case-by-cas	basis.	41 [*] above average	-	В	See Section		littles of the park must emphasi	
		150							building elevation			105.25	modification, in ed	his Chapter for regulations rega dition, refer to Chapter 1 to dete the subject property.	urding builtheads and land surface minine what other provision of this
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ZC-50251/	-8-92														
					I]					Fi	or details of the regulations in th or information of the regulations	ng and parking areas, see Chapter 1 is category, see Chapter 100. in this category, see Chapter 95. his height limit, see Chapter 115.	PAGE
	DTN	OTES				<u>_</u>						Fi Ti P M	or details regarding required yas his development may also be re trogram; consult that document. fay not use tands waterward of t	rds, see Chapter 115 iguisted under the City's Shoreline M	
L													siculate allowable density.		

SNC	DIREC	CTIONS	S: FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE 2	ONE CHART	
	REQUIRED REVIEW PROCESS	LOT SIZE	TNON	JMS QUIRED Y MA	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone LI SPECIAL REGULATI	Section 55.10.m(1)
Public Utility Government Facility <u>Community Facility</u> Public Transit Shetter	None None	None	30' See Sp 30'	oʻ ectal Regu oʻ ectal Regu	0' lation #3 0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation. See also Special Regutation #4.	C See Spec. Reg. #5	B B See Spec. Reg. #2	See Section 105.25 See Section 105.25	 If any portion of a structure is adjoining a low density zone, then The height of that portion of the structure shall not exceed 20 The horizontal length of any facade of that portion of the structuration of the structure of the section in Chapter 115 entitled "Distance Between Struct Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Cod property. The required yard of any portion of the structure must be increase portion of the structure exceeds 30 feet above average building a low density zone, structure height may be in through a Process IIA, Chapter 150, if: It will not block local or territorial views designated in the Corb. The increased height is not specifically inconsistent with the provisions of the Comprehensive Plan. For a Government Facility use, Landscape Category A or B may of use on the subject property and the impacts associated with the provisions. May be permitted only II it will not unreasonably impede pedestriproblems. 	I feet above average elevation, or cture which is parallel to the width. stures Regarding Maximum e may apply to the subject ed one foot for each foot that any elevation, horeased above 30 feet in height applicable neighborhood plan be required depending on the type he use on the nearby uses.
ZC-5510M/6-5-92		i										
FOOTN	FOOTNOTES										For other information about parking and parking areas, see Chapter 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.	^{105.} PAGE 125D

	REGULATIONS	DIREC	CTIONS	: FRAS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z			<u><u><u></u></u></u>		
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USE	GU	Sec. 1					22	<u>ь</u> Э			S.P.		- ~	5.10.11(2)		
	RE	W E	SIZE				COVERAGE		ORY	ORY	E S					
	<	REQUIRED REVIEW PROCESS	LOT S	FRONT	SIDE	REAR	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL F	CIAL REGULATIONS			
Public Park												 Development and use of a park does not require A master plan for that park has been approve use is consistent with the master plan; or The proposed use and development will not if Lighting for outdoor nightlime activities; a The construction of any building of more The construction of more then 20 parking The development of any structured spots Any development or use of a park that does not it must be approved through the Process III, Chapt determining what facilities and uses will be perm Ease of access to the park. Character of the neighborhood. Size, neture, and topography of the subject p If any portion of the structure is adjoining a low d The height of thet portion of the structure she elevation, or The height of the low density zone shall not ap See the section in Chapter 115 entitled "Distance Horizontal Facade Regulation" for further details Refer to Chapter 1 to determine what other provi 	ed by the City and the p Involve; and than 4,000 square feet; g stalls; and s or activity areas. meet the requirements of ter 155. The City will us litted. woperty. lensity zone, then either all not exceed 20 feet ab ortion of the structure will kceed 50 feet in width. e Between Structures R 5.	oposed development and and If Special Regulation #2 e the following factors in ove average building tich is parallel to the agarding Maximum		
												For other information about parking and parking area	as, see Chapter 105.	DACE		
												For details of the regulations in this category, see Ci For information of the regulations in this category, se	hapter 100.	PAGE		
FOC	DOTNOTES											 For details of what may exceed this height limit, see For details regarding required yards, see Chapter 11 	Chapter 115.	125E		
1																

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

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- 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 <u>which exceeds 20 feet</u> or monument sign which exceeds 20 <u>12</u> 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. <u>3330</u>

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

<u>Section 1</u>. 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 minidaycare 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.

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

<u>Section 3</u>. 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.

<u>Section 4</u>. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary, except as provided in Section 3.

PUB-SUM.OCT/TS:cm

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

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

ing City Clerk