## ORDINANCE NO. 3366

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE AND AMENDING ORDINANCE 3311 (FILE NO. IV-89-60) AND ITS SUMMARY ORDINANCE.

WHEREAS, the City Council did adopt Ordinance 3311 on November 17, 1992, amending certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended; and

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated January 16, 1992 and bearing Kirkland Department of Planning and Community Development File No. IV-89-60; and

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

WHEREAS, pursuant to the State Environmental Policy 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. 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 ma	ajority vote of the Kirkl pril , 19 93	and City Coul 3	ncil in	regul	ar, open me	eting t	this
	SIGNED IN	AUTHENTICATION 1993.	THEREOF	on	this	20th	day	of
		Mayor	Carried W					
	Attest:							
Deputy	J. Clony City Clerk							
	Approved as to Form	n:						
	City Attorney							
	ODINA NA ADDITIO							

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

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

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

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	rions			: FIRS		m to find us	· ·	, across for REGUL	ATIONS		1	ZONE CHART  Zone Section
	T S S T S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	T	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPB CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
93 ATTACHMENT	This column contains all of the uses that may locate in this zone. If a use is not fated, it is not allowed in this zone. Each use listed is subject to all of the regulations fisted in the columns to the right of that use.	This courn lists the review processes that the City will use to evaluate and approve or disapprove each listed use. It no process is listed, no formal review process is required under this procedure, in any event, a building or other permit may be required from the Building	This country lists the mintmum required lot size for each fisted use. Where applicable, the minimum lot size for each unit or for an entire complex is also listed.	These minimum for each 115 of establis structure and act not take	columns i m yards n to use. Che thès Code thes what es, impro- lvities may o place in d yards.	est the equired apter ements, or may	See Spec. Reg.	This column lists the maximum height of structures ellowed for each use. In most cases, the regulation is expressed as a number of feet above average building elevation. In some cases, a maximum number of stories is also listed.	See Spec, Reg. #2.	See Spec. Reg. #3	This cotumn establishes the parking requirement for each listed use. For some uses, a specific number of statis is not listed and a reference is given to a section in the parking chapter that states that the City will determine the parking requirement on a case-by-case basis.	that adjoin the subject property.  3. This column lists the sign category for each use. The footnote references the chapter that
NT A	ZC-CH50/4-12-93	Official.	<u> </u>			<u></u>	<u> </u>	<u></u>	<u> </u>	<u> </u>		For other information about parking and parking areas, see Chapter 105.
	FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

		DIREC	TIONS								Het 3	ONE CHART
	ONS	DIREC		FIRS	iT, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE 2	Zone Section
	ATI	SS	N	MINIMU			MA.	XIMUMS		1	83	CBD-1 50.10.a
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant of Tavern		If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None		O	O	100%	52 feet above average building elevation. See Special Regulation 2. No mand—mum. See also Special Regulation 3.4.4:	中中	Ε	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Buildings exceeding 35 feet above average building elevation shall be permitted only if design tochniques are used to minimize perceived building mass and achieve superior architectural and human scale from abuilding rights-of-way and public open spaces. In meeting this requirement in buildings shall exceed the design requirements of Zoning Code Sections 50.65.5a and 50.65.5 b, and will normally include terracing of upper floors and modulation or more received.  2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one feet for each five feet that portion exceeds 30 feet above average building elevation.  4. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
FOO	FOOTNOTES											- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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	SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	o THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART  Zone Section
	TIC	82	N	MINIMU	JMS		MA	XIMUMS				
	LA	CES		REC	QUIRED Y	ARDS	딾				<u>8</u>	CBD-1 50.10.b
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
than the specific limited in this 2 goods a service banking finencial Hotel of the control of th	shment, other cally listed, or prohibited Zone, selling or providing as, including g and related at services	If the structure exceeds 35' sbove average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 ———————————————————————————————————	None		0		100%	52 ft. ebove average building elevation. See Special Regulation 6 No made mum.—See also-Speci	वक वक	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  One for each room. See Special Regulation 5. See Section 60 of this Chapter.  See Section 60 of this Chapter.  See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> <li>Orive-in facilities and drive-through facilities.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:         <ul> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ul> </li> <li>A use involving the preparation and consumption of food may include, as part of the use, accessory seating if:         <ul> <li>The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and</li> <li>It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</li> </ul> </li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention lacilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>Buildings axceeding 35 feet above average building relative superior architectural and laurant scale from abuting rights of way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5 a and 50.65.5 b, and will normally include terracing of upper floors and modulation of front facades.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject pro</li></ol>
FO	OTN	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.

		SN	DIREC	TIONS	FIRS	T, read dow	n to find use	B THEN,	across for REGUL	ATIONS	_	USE Z	ONE CHART
		REGULATIONS	CESS	N	IINIMU REQ	MS UIRED Y	ARDS		KIMUMS			CES	Zone Section CBD-1 50.10.c
	USE	内 REGU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
0-3366		-21-93	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	52 ft. above average building elevation. See Special Regulation 3. No mademum: See-also Spee-fieg's 4 & 5:	of th	Ε	One per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Drive-in facilities and drive-through facilities are not permitted in this Zone.  3. Bulldings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abulting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50:85.5 a and 50:85.5 b, and will normally include terracing of upper floors and modulation of from techniques.  4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properly.  4. Any perilien of a structure that acceeds 30 feet above average building elevation must be set backfrom the front properly line one foot for each five feet that pertion exceeds 30 feet above average building elevation.  5. Height of chrusture must be consistent with the Dewntown Plan Chapter of the Gemprehenoive Plan.
	FOO	TNO	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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SNS	1	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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3		CES		REQ	UIRED Y.	ARDS					CES	CBD-1 50.10.d
A REGULATIONS	>	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge  Office Use  Stacked or Attactowelling Units	excusion arver built eleven there of the A.D. Character of the A.D	icture seeds 35' ove erage iding vation, n ccess (IB, apter 2, and ).A. apter 2 nerwise, ).R. apter	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 5. No mach-mum. See also Special Reg's 6-8-7.	D	D A	See Section 105.25. See Section 60 of this Chapter. One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  1.7 per unit. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>This use may be located on the street level floor of a building only if there is an intervening retail store front between this use and the abutting right-of-way.</li> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:         <ol> <li>The noticity assembly and manufactured goods are subordinate to and dependent on this office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:         <ol> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design recritications are design requirements of Zonling Code Sections 50:65.5.a. and 50:65.5.b. and with normally include terracing of upper floors and modulation of front facades.         <ol> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol> </li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set track from the front property line one foot for each five feet that pertine exceeds 30 feet above</li></ol>
20-000 11-21-3	L						l				<u> </u>	For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOT	NOI	res				······						For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

	S	DIREC	CTIONS	FIRS	T, read dow	m to find us	o THEN,	across for REGUL	ATIONS	<u>-</u> <u>-</u>	USE Z	ONE CHART
	A S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS PUIRED Y SIDE	REAR - SQUA	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-1 50.10.e
0-3366	School, Day-care Center or Minl School or Day-care Center	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 7. No master mum: See – else Special Regis 8 & 6.	D	В	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. A six-toot high fence is required along all property lines adjacent to outside ptay areas.  3. Structured play areas must be set back from all property lines by at least five feet.  4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.  5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.  6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).  7. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building insess and actives superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings strail exceed the design requirements of Zoning Code Section's 50-50-3 and 500-55-5 b, and will normally include legisling of upper floors and modulation of from tacades.  8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  9. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.  9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
9	zc-cbd1/4-21-93	OTES	<u> </u>									For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	SECULATIONS	>	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS DUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.10.f  SPECIAL REGULATIONS
O-3366	Public Utility  ZC-CBD1/4-21	- 93	ff the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 3. No maid-num-See also Special-Reg's 4 & 5.	DA See Special Reg. S	В	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.  3. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50,65.5 a and 50,65.5 b, and will normally include terracing of upper floors and modulation of front tracades.  3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  4. Any peritien of a structure that exceeds 00 feet above average building elevation must be set back from the front property like one feet for each five feet that portion exceeds 00 feet above average building elevation.  5. Landscape Category 8 or C may be required depending on the type of use on the subject property and the impacts associated with the Government Feeting on nearby uses.
	FOOT		OTES		L								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

	SNO	DIREC	TIONS	FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
,	T S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-1 50.10.g  SPECIAL REGULATIONS
O-3366	Government Facility Community Facility	if the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 2. No made-mum: See-also Spec. Reg's 4 & 5.	-O- D See Special Reg. 3	B	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5 a and 50.65.5 b, and will normally include terracing of upper floors and modulation of front facades.  3. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the Gevernment Facility, on nearby uses.  4. Category B or C may be required depending on the type of use on the subject property and the impacts associated with the Gevernment Facility, on nearby uses.  4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  4. Any pertien of a circusture that exceeds 30 feet above average building elevation must be set back from the front property line one feet for each five feet that pertion exceeds 50 feet above average building elevation.  5. Height of structure must be consistent with the Dewntown Plan Chapter of the Comprehensive Plan.
	FOOTN	OTES										- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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asn REGULATIONS	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	A PE ORY	RY	E S	
	QUII		FRONT	<u> </u>	REAR		IGHT	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	amar
5		LOT	<del></del>	SIDE	RE	LOT	HE	Y S	S	1	SPECIAL REGULATIONS
Public Transit Shetter	None	None	°	0	0	100%	15 feet above average		See Spec.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							building elevation		Reg. 2		May install transit route and information signs and markers.
	If the structure	None	by-case		ion a cas	<b>9</b>	52 feet above average	_	B∙	See Section	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
	exceeds 35'						building elevation. See Special		İ	105.25 and Section 60 of this	Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and
	building elevation,						Regulation 2.			Chapter	human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5.a and 50.65.5.b.
	then Process IIB,						mum. See- alse-Special				and will normally include terracing of upper floors and modulation of front facades.
	Chapter 152, and						Regulations 0 and 4:			]	3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
	A.D.R. Chapter										2. Any portion of a structure that exceeds 30 feet above average building elevation must be set back
]	142										from the front property line-one feet for each five feet that portion exceeds 60 feet above average building elevation.
	Otherwise, A.D.R. Chapter										4. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
	142										
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70. CBD1H/4.21.92							,				
ZC-CBD1H/4-21-93											
,											- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100.  PAGE
TO COURT	ים לוויווית:										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.
FOOTNO	N II ILS										For details regarding required yards, see Chapter 115.

		SNO	DIREC	CTIONS	FIRS	T, reed dow	m to find us	o THEN,	coross for REGUL	ATIONS		USE 2	ZONE CHART
	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS DUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section 50.15.a Special regulations
	A Retail Establishm than those specifically firmited, or in this zone goods or p services, is benking ar financial at Entertainm Cultural arr Recreation Facility  Hotel or Me  Restaurant Tavern	r Ested, prohibited a, seiling routding including including and related envices ent, id/or sel	structure exceeds 35' ebove exceeds 35' ebove everage tuisding elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	a, . 4 stories or 52 ft. storve Lateshore Ptaza measured at the midpoint of the frontage of threaubject property on Lateshore Ptaza; b 3 stories or 39 ft. storve each abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.  No- maximum. See also Special Regulations 10 and 11.	-B-DSee Special Reg. 12	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  See Section 60 of this Chapter.  One for each room. See Special Regulation 6 and Section 60 of this Chapter.  One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington:         <ol> <li>A high waterline yard equal in depth to the greater of 15 leat or 15 percent of the average percent depth is hereby established on the subject property.</li> <li>Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard.</li> <li>No structure, other than moored structures, may be waterward of the high waterline. For regulation regarding moorages, see the moorage listings in this zone.</li> <li>Must provide public pedestrian access from an adjoining right-of-way to and along the entire wateritors of the subject property within the high waterline yard. In addition, the City may require signs designating public pedestrian access and public use area. The City shall require signs designating public pedestrian access and public use area.</li> </ol> </li> <li>The following uses are not permitted in this Zone:         <ol> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> <li>Vehicle or bost sales, repair, service or rental.</li> <li>Orive-in factities and drive-drough factilies.</li> </ol> </li> <li>Another in faction or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with another premises.</li> <li>A use involving the preparation and consumption of food may include, as part of this use, accessor activities must be no different from other retail uses.</li> <li>The seating and associated circulation area does not exceed more tha</li></ol>
er Er Er			OTES	L	<u> </u>			·					PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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( EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS DUIRED Y.	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-2 50.15.b
A Retail Establishment, selling goods or providing services, including banking and related financial services Entertainment, Cultural and/or Recreatonal Facility; Hotel or Motel; Restaurant or Tavern (continued)	α α.	Т	F	S	R	7	H &	77	<b>あ</b>	<b>∝</b> a.	<ol> <li>See Section 18 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above building elevation.</li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights of way and public open spaces. In meeting this requirement. buildings shall exceed the design requirements of Zoning Code Sections 50.65.a and 50.65.b. and will normally include terracing of upper floors and modulation of front facades.</li> <li>Landscape Category B is required if the subject property is adjacent to WDI zone.</li> <li>Any portion of a structure that exceeds 90 feet above average building elevation must be set backfrom the front prepenty line one feet for each five feet that portion exceeds 90 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
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EOOTNO	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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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Center, or Mini School or Day-Care Facility  ZC-CBD2/4-21-93	if the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 ———————————————————————————————————	None	0	0	O	100%	a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza;  b. 39 feet above each abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.  No maximum: See Special Regulations 11 and 12.	D	В	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Laka Washington:</li></ol>
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	S EGULATIONS	OCESS		MINIMU	MS QUIRED Y	ARDS		KIMUMS			ACES		Zone CBD-2	<b>Section</b> 50.15.c-2
	A REG	REQUIRED REVIEW PROCESS	r size	FRONT	ម	I.R	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	<u> </u>		
	× 5>	<u> </u>	TOT	E	SIDE	REAR	107	HEI	N S	SIGN	REC	SPI	ECIAL REGULATIONS	
:	School, Day-Care Center, or Mini School or Day-Care Facility											11: Any portion of a structure that exceed from the front property line one-fool —building elevation.	ds 30 feet above average building for each five feet that podion excee	elevation must be set back- ids 30 feet above average-
	гэслду											12: Height of-structure must be consiste	nt with the Dow <del>ntown</del> Plan-Chapte	r-of the Comprehensive Plan-
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9	FOOTNO	OTES					<u> </u>	<u> </u>				For details of what may exceed this heigi For details regarding required yards, see	nt limit, see Chapter 115. Chapter 115.	

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A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OUIRED YA	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section CBD-2 50.15.d SPECIAL REGULATIONS
Private Club or Lodge  Office Use	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142	None	0	O	O	100%	a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza; b. 39 feet above each abutting right-of-way measured at the midpoint of the subject property on each right-of-way. Ne-masi	D. See Special Reg. 11 B. See Special Reg. 11	D	See Section 105.25 and Section 60 of this Chapter.  One per 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Wastrington:  a. A high watertine yard equal in depth to the greater of 15 ft. or 15 percent of the average percel depth is hereby established on the subject property.  b. Batoonies that are at least 15 feet above finished grade may extend up to 4 feet into the high watertine yard.  c. No structure, other than moored structures, may be waterward of the high watertine. For regulations regarding moorages, see the moorage listings in this Zone.  d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterfine yard. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use area.  3. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use it:  a. The encillary assembled or manufactured goods are subordinate to and dependent on this office use ind  b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.  4. This use may be located on the street level floor of a building only if there is an intervening read store front between this use and the abutting right-of-way.  5. Veterinary offices are not permitted in this Zone.  6. See Section 18 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  7. This development may also be regulated under the City's Shoreline Master Program; consult that document.  8. May not use ta
FOOTN	OTES		<del></del>								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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Private Cath or Lodge; Office Use-Constituted		CE		REC	UIRED Y	ARDS	æ		1		NC E		CBD-5	50.15.e
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Phytole Citin or Lodge. Online  10. Buildings exceeding 35 fout shows average building elevation shall be permitted only if seeding, some used to minimize perceived public core socials. In relative by the propriate and shall be permitted only if seeding, some used to minimize perceived public core socials. In relative by the public security in the state of the public core socials. In the state it is easy of 50.50.50.50.  11. Landwage Category C. In regular of the public core social or seed to 50.50.50.50.50.  13. Landwage Category C. In regular of the public core social or seed to 50.50.50.50.50.50.50.50.50.50.50.50.50.5	۱٫٫٫۰۰۰ ۴٫۰۰۱	UIRI	SIZ	¥			COV	J.H.T.	SCA	l g	N N N N N N N N N N N N N N N N N N N			
Private Cath or Lodge; Office   10. But faring a concerting 25 feet a fewer sergae building elevation and produce of the concentration		REQ	10I	FRO	SIDE	REA	LOT	HEIC	CATH	SIGN	PAR PAR	SPI	ECIAL REGULATIONS	
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20-C8024-21-93  Per other information about parking and parking areas, see Chapter 105.  Per other information about parking and parking areas, see Chapter 105.  Per other information about parking and parking areas, see Chapter 105.						:				ŀ		buildings shall exceed the design re will normally include terracing of upp	quirements of Zonling Code Sections per floors and modulation of front fac-	s 50.65.a and 50.65.6.b, and ades.
Too other information about parking areas, see Chapter 105.  DACE									ļ			11. Landscape Category < is required if	the subject property is adjacent to t	MDI zone.
2C-C8D24-21-93  For other information about parking and perfing areas, see Chapter 105.  DACE												from the front property line one foot	ids 30 feet above average building of for each five feet that pertion exceed	lovation must be set back is 90 feet above average
For other information about parking and parking areas, see Chapter 105.												10. Holght of structure must be consiste	nt-with the Downtown Plan Chapter	of the Comprehensive Plan.
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												For details of the regulations in this categ	gory, see Chapter 100.	PAGE
For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required varies, see Chapter 115.	FOOTN											. For details of what may exceed this helg	ht limit, see Chapter 115.	
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O-3366		trithe structure exceeds 35' above average building elevation, then Process IIIB, Chapter 152, and A.D.R. Chapter 142 ———————————————————————————————————	None	0	0	0	100%	a. 52 feet above Lakeshore Plaza measured at the midpoint of the midpoint of the subject property on Lakeshore Plaza;  b. 39 feet above each abutting hight-of-way measured at the midpoint of the frontage of the subject property on each hight-of-way.  No-madi-mum: See Special Regulations 7 and 8.	B D	A	1.7 per unit See Section 60 of this Chapter.	<ol> <li>The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington:         <ol> <li>A high waterline yard equal in depth to the greater of 15 ft. or 15 percent of the average parcel depth is hereby established on the subject property.</li> <li>Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard.</li> <li>No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.</li> <li>Must provide public pedestrian access from an adjoining right-of-way to and along the entire waterfront of the subject property within the high waterline yard. In addition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use area.</li> </ol> </li> <li>This use may be located on the street level floor of a building only if there is an intervening retail store front between this use and the abutting right-of-way.</li> <li>See Section 18 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet. above average building elevation and human scale from abutting ri</li></ol>
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	( EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT DANIUM MINIMM	UMS QUIRED Y	YARDS	LOT COVERAGE W	HEIGHT OF WEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SP	Zone CBD-2 ECIAL REGULATIO	Section 50.15.g
0	Public Access Pier or Boardwalk  2C-C8D2F/4-9-93	Process IIB- Chapter 452 and ADR Chapter 142	<del> </del>	Landv water 0 Water water 0 See g	vard of the fine 0 rward of th	e high O ha high O	אן	Pier decks may not be more than 24 ft. above mean sea level. Diving boards and samilar features may not be more than 3 ft. above the deck.	27 -	See Spec. Reg. 8	Z	1. The development of the subject propregutations of Section 65 of this Charles. 2. No eccessory uses, buildings, or action 3. If a structure will extend waterward of the Washington State Department of 4. May not treat structures with creosot 5. Must provide at least one covered at 6. All utility lines must be below the plet 7. Piers must be adequately (it; the sour property.  8. The pier or boardwalk must display to be oriented to and visible from the lates.  9. The side property line yards may be which connect with waterfront public 10. See Section 18 of this Chapter for reth addition, refer to Chapter 1 to detect subject property.  11. This development may also be regulated ocument.  12. May not use lands waterward of the idensity.	perty and adjacent rights-of-way apter.  tivities may be permitted as part of the timer Harbor Line, the application of the timer Harbor Line, the application of the timer Harbor Line, the application of Natural Resources prior to prote, oil base, or toxic substances and secured waste receptacle, and secured waste receptacle, and are deck and, where feasible, and are of the light must not be visit the street address of the subjectation with latters and numbers at a reduced for over water public as access on adjacent property.  Equitations regarding buildheads ermine what other provisions of tated under the City's Shoreline	y must be consistent with the  it of this use.  plicant must obtain a lease from posing this use.  derground.  ble from off the subject it properly. The address must least 4 inches high.  scoess piers or boardwalks and land surface modification. this Code may apply to the  Master Program; consult that
3 3 6 6	FOOTN	OTES	,									For other information about parking and     For details of the regulations in this cate;     For information of the regulations in this     For details of what may exceed this heig     For details regarding required yards, see	gory, see Chapter 100, category, see Chapter 95, ght limit, see Chapter 115.	5. PAGE

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$\Diamond$	REQUIRED REVIEW PROCESS	LOT S	FRONT	SIDE	REAR	LOT CC	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
Moorage Facility for One or Two Boats	A.D.R. Chapter 142	None	waterine O Waterwa	O erd of the hi	0	100%	Pier decks may not be more than 24 ft. above mean sea	•	See Spec. Reg. 10	See Section 105.25 and Section 60 of this	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.     No accessory use, buildings, or activities are permitted as part of this use. Various accessory components are permitted as part of a General Moorage Facility. See that listing in this Zone.
			waterine 0 See 230 Regulatik	10' Special	0		level. Diving boards and similar features may			Chapter.	3. Moorage structures may not extend waterward beyond a point 150 ft. from the high watertine. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in width.
							not be more than 3 ft, above the deck.				If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a tease from the Washington State Department of Natural Resources prior to proposing this use.
											5. May not treat structures with creosote, oil-based, or toxic substances.
ŀ	•			ł							<ol> <li>Moored structures may not be closer than 25 feet to another moored structure not on the subject property.</li> </ol>
											7. Must provide at least one covered and secured waste receptacle.
											8. All utility thes must be below the pier deck and, where feasible, underground.
											<ol> <li>Piers must be adequately fit; the source of the light must not be visible from off the subject property.</li> </ol>
					1						<ol> <li>Moored structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with letters and numbers at least 4 inches high.</li> </ol>
					l						11. Covered moorage is not permitted.
											12. A high waterline yard equal in depth to the greater of 15 feet or 15% of the average parcel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.
											13. See Section 18 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZCC8D2G/4-9-93								:			This development may also be regulated under the City's Shoreline Master Program; consult that document.     REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Moorage Facility For One or Two Boats (continued)											<ol> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> </ol>
General Moorage Facility  ZC-CBD21/4-9-93	Process IIB- IIA, Chapter -152 150 and A.D.R. Chapter 142	None, but must have at least 100 ft. of frontage on Lake Wash- ington	0 See Reg.	0 atso 11	0 Spec.	100%	Landward of the high waterline 39 feet above average building elevation. Alemaximum. See Special Regulations 23 and 24. Waterward of the high waterline, pler decks may not be more than 24 ft. above mean see level. Diving boards and similar features may not be more than 3 ft. above the deck.	See Spec. Reg. 6	B See also Spec. Reg. 15	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The City will determine the maximum allowable number of moorages based on the following factors:  a. The topography of the crea.  b. The ability of the land waterward of the high waterline to support the moorages.  c. The nature of nearby uses.  d. The potential for traffic congestion.  e. The effect on existing habitats.  3. Moorage structures may not be larger than is reasonably necessary to provide safe and reasonable moorage to the boats to be moored. The City will specifically review the size and configuration of moorage structures to insure that:  a. The moorage structures do not extend waterward of the point necessary to provide reasonable draft for the boats to be moored, but not beyond the Outer Harbor Line.  b. The moored structures are not larger than is necessary to moor the specified number of boats.  c. The moored structures are not larger than is necessary to moor the specified number of boats.  c. The moored structures will not interfere with the public use and enfoyment of the water or create a hazard to navigation.  4. The following accessory components are allowed if approved through Process III, Chapter 155:  a. Gas and oil sale for boats, it:  1) Storage tanks are underground and on dry land; and  2) The use has tacziles to contain and clean up oil and gas splis.  b. An over-water shed, which is no more than 50 square feet and not more than 10 feet high no measured from the deck, accessory to oil and gas sale for boat.  c. Boat and motor seles and leasing.  d. Boat or motor reper and service it;  1) This activity is conducted on dry land and either totally within a building or totally sight acreemed from the deck, accessory to did and gas sale for boat.  2) All dry land motor testing is conducted within a building.  e. Meeting and special events rooms.  5. Must provide public pedestrian access from an adjoining right-of-way to and along the entire
FOOTNO	DTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	FIRS	ST, reed down	n to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
A SS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED YA 31 10 8	REAR	LOT COVERAGE W	HEIGHT OF WEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-2 50.15.j  SPECIAL REGULATIONS
General Moorage Facility (continued)											<ol> <li>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.</li> <li>At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.</li> <li>Must provide public restrooms unless moorage is available only for the residents of dwelling units on the subject property.</li> <li>If moored structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Weshington State Department of Natural Resources prior to proposing this use.</li> <li>May not treat moored structures with crecapte, oil-based, or toxic substances.</li> <li>No moorage structure may be within:         <ul> <li>a. 100 ft. of a public park;</li> <li>b. 50 ft. of any abuting lot that contains a detached dwelling unit; and</li> <li>c. 25 ft. of another moorage structure not on the subject property.</li> </ul> </li> <li>Must provide at least two covered and secured waste receptacles.</li> <li>All utility lines must be below the pier decks and, where feasible, underground.</li> <li>Plers must be adequately it; the source of the light must not be visible from off the subject property.</li> <li>Moored structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with latters and numbers at least 4 inches high.</li> <li>Covered moorage is not permitted. Aircraft moorage is not permitted.</li> <li>A high watertine yard equal in depth to the greater of 15 ft. or 15% of the average percel depth is hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.</li> <li>Balconies that are at least 15 ft. above finished grade may externed of the high water</li></ol>
FOOTN	OTES					·					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
0-3366	General Moorage Facility (continued)											<ol> <li>See Section 18 of this Chapter for regulations regarding bullcheads and tand surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoretine Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Averue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.</li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and fruman scale from sbutting rights-of-way and public open spaces. In meeting this requirements, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5.a and 50.65.5.b, and will normally include terracing of upper floors and modulation of front facades.</li> <li>Any pertion of a structure that exceeds 38 feet above average building elevation must be set backfrom the front property the one-foot for each the feet that pertion exceeds 30 feet above average building elevation.</li> <li>Height of chrusture must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
	FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SNO	DIREC	CTIONS	FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.15.I SPECIAL REGULATIONS
Public Utility  Government Facility  Community Facility	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None			0	100%	a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza; b. 39 feet above each abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way. No-maximum. See Special Regulations 8 and 9.	Ar D See Special Reg. 2	В	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Landscape Category C is required if the subject property is adjacent to WDI zone. 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 Government Facility-on nearby uses.</li> <li>May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.</li> <li>No structures, other than moorage structures, may be waterward at the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.</li> <li>See Section 18 of this Chapter for regulations regarding bulkheads and land surface modification in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine jot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 fee above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5 a and 50.65.5 b and will normally include terracing of upper floors and modulation of front tacades.</li> <li>Any portion of a cructure that exceede 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
FOOTN	OTES				<u> </u>	ı					PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	o THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
	T S S S REGULATIONS	REQUIRED REVIEW PROCESS	SIZE	FRONT	QUIRED Y		COVERAGE	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.15.m
ł	Public Transit	None None	None	O FR	o SIDE	o REAR	100%	15 ft. above		See	None A	SPECIAL REGULATIONS  1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic
	Shetter							average building elevation		Spec. Reg. 2		2. May install transit route and information signs and markers.  3. This development may also be regulated under the City's Shoreline Master Program; consult that document.  4. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
O-3366	Public Park  ZC-CBD2L/4-21-93	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None			mined on	a	a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza; b. 39 feet above each abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.  No-mast—mum- See Spc Reg 6&7	_	В	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The design and facilities of the park should emphasize its waterfront location.</li> <li>See Section 18 of this Chapter for regulations regarding buildreads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoretine Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.</li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoring Code Sections 50,65.5 a. and 50,65.5 b, and will normally include terracing of upper floors and modulation of front facades.</li> <li>Any pertion of a structure that exceeds 90 feet above average building elevation must be set back from the front property line one feet for each five feet that portion exceeds 90 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
	FOOTNO	OTES		<del>* - <u>* -                                </u></del>								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE	ZONE CHART Zone Section
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-3 50.20.a  SPECIAL REGULATIONS
Entertainment, Cultural, and/or Recreational Facility  Hotel or Motel	if the structure—exceeds 95*-ebove—sverage—building—elevation, then—Process IIB., Chapter—152, and—A.B.R. Chapter—142———————————————————————————————————		20'	0	0	80%	39 feet above average building elevation. See Spec. Reg. 2.  No-mad-mum. See-Special-Regulations & and 9-	D See Special Reg. 8	E	See Section 105.25. Also see Section 60 of the Chapter. One for each room. See Spec. Reg. 4. Also see Section 60 of the Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southerly boundary of 2nd Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.</li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ul> </li> <li>Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper the front property-line one-test-for each five feet that portion exceeds 30-feet above average-building elevation.</li> <li>Holigita of structure-must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>Holigita of structure-must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>Holigita of structure-must be consistent wi</li></ol>
zc-cbd3/12-9-92 FOOTNO	OTES					<u> </u>			L		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNS	DIREC	CTIONS	FIRS	T, read down	to find use	o THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED YA	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.b
Restaurant or Tavern	If the structure exceeds 95'-sbove exceeds 95'-s	None	20'	0	0	80%	39 feet above average building elevation. See Special Reg. 2 .  Ne-mad-mum. See Special Regulations 8-and 9:	B- D See Spected Reg. 8	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southerty boundary of Second Avenue South abutil Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.</li> <li>If a portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> <li>Drive-in facilities and drive-through facilities are not permitted in this zone.</li> </ul> </li> <li>Site and building design must include installation of pedestrian throages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properts.</li> <li>Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, D, or J.</li> <li>Any portion of a structure that exceeds 96 feet above average building elevation must be est back from the front property line ene-loot for each five feet that portion exceeds 30 feet above tiverage building elevation.</li> <li>Height of structure must be eensistent with the Downtown Plan Chapter of the Comprehensive Plannet of structure must be eensistent with the Downtown Plan Chapter of the Comprehen</li></ol>
FOOTN	OTES										For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

		SNC	DIREC	TIONS	FIRS	T, read dow	n to find use	o THÊN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y EAG EAG EAG EAG EAG EAG EAG EAG EAG EAG	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-3 50.20.c
	Any Retail Establishme han those specifically imited, or p n this Zone poods or pr services inc sanking and triancial ser	isted, rohibited seiling pylding luding I related vices	etricture etrict	None	20'	0	0	80%	39 feet above average building elevation. See Special Regulation 3. No maxi- mum. See. Regulations- 10-and-11.	O See Special Reg. 10 - B	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following uses are not permitted in this Zone:         <ul> <li>Vehicle or boat sales, repair, service, or rental.</li> <li>Fast food restaurants.</li> <li>Drive-in facilities and drive-through facilities.</li> </ul> </li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuth Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other elternative exists.</li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:</li></ol>
,	FOO		OTES					1					- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

	S	DIREC	CTIONS	: FIAS	T, reed dow	n to find us	e THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
	A SECULATIONS	REQUIRED REVIEW PROCESS	<u> </u>	MINIMU				HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.d SPECIAL REGULATIONS
	Any Retail Establishment, other that those specifically listed, firmited, or prohibited in this Zone, selling goods or providing services, including banking and related financial services (continued)  Private Lodge or Ctub	if-the efructure—exceeds 351-sbove—everage building—elevation; then Process IIIS, Chapter—152, and A.D.R. Chapter—A.D.R. Chapter—142—Chapt	None	20'	0	0	80%	39 feet above average building elevation. See Special Regulation 3. No minimum: See Special Regulations. Fend 8:	See Special Reg. 7	S B	See Section 105.25, See Section 60 of this Chapter.	8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  10. Landscape Category 8 is required if the subject property is adjacent to Planned Areas 6C, D, or J.  19. Any portion of a structure that exceeds 30 feet above average building elevation must be set backfrom the front preperty line one foot for each five feet that portion exceeds 30 feet above average building elevation.  11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.  3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.  4. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The hortzorital length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in whith.  See the Section in Chapter 115 entitled Tuistance Between Structures Regarding Maximum Hortzorital Facade Regulation* for further details.  5. Site and building design must include installation of pedestrian tintages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  7. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J.  7. Any portion of a structure that exceeds 60 feet above average building elevation.
- 3 3 6 6	FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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$\overline{\wedge \diamondsuit}$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
C-CBD3/4-9-93	-fi-the-structure-exceeds 35'-ebove-exceeds 35'-	None	20'	0	0	80%	39 feet above average building elevation. See Spec. Reg. 3. No maximum. See Special Regulations—8 and 10.	D See Special Reg. 9	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.</li> <li>No portion of a structure within 100 feet of Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animats on the subject property.</li> <li>Outside runs and other outside facilities for the animats are not permitted.</li> <li>Site must be designed so that noise from this use will not be excible off the subject property. certification to this effect, signed by an Accustical Engineer, must be submitted with the A.D.R and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:         <ul> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.</li> <li>The outward appearance and Impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ul> </li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> <li>The horizontal length of any facade of tha</li></ul></li></ol>
FOOTN	OTES		<u> </u>								For other Information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

TIO	S	N	MINIM	JMS		MA	XIMUMS				Zone   Section
SS SECULATIONS	D PROCES	M	REC	QUIRED Y	ARDS	COVERAGE		¥.	<b>&gt;</b>	D SPACES	CBD-3 50.20.f
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVI	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwetting Units	-If the- structure- exceeds 05 <sup>th</sup> above- average- building- elevation; then- Process IIB, Gleapter 162; and- A.D.R Chapter 142- ————————————————————————————————————	None	20'	0	0	80%	39 feet above average building elevation. See Spec. Reg. 2. No maximum. See spec. Reg. 3. Re	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southern boundary of Second Avenue South abuttin Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ol> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>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.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ol> </li> <li>This use must be part of a mixed use development on the subject property containing retail and/or office uses.</li> <li>Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property fine one feet for each-five feet that perion exceeds 30 feet above average building elevation must be set back from the front property line one feet for each-five feet that perion exceeds 30 feet above average—building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
Detached Dwelling Units	None	3,600 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	70%	if adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	A	2.0 per unit	<ol> <li>For this use, only one dwelling unit may be on each lot regardless of size.</li> <li>This use may only be located west of State Street.</li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>
OTN	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.

ATIC	8		MINIMU			MA	XIMUMS	Į		83	Zone Section — CBD-3 50.20.g
A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE BOIS	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church	diffice— etrueturo— exceeds 365- ebove— everage— building— elovation,— then— Process (IB, Chapter— 152, end— A-D-R- Chapter— 142—  Otherwiser A.D.R. Chapter— 142	None	20'	0		80%	39 feet above average building elevation. See Special Regulation 3. No mad—mum. See—see—lal—Regulations—8 and 0.	See Special Rag. 8	В	One per every four people based on maximum occupancy load of any area of worship. See Spec. Fleg. 6. See Section 60 of this Chapter.	1. The development of the subject property and ediscent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other eiternative exists.  3. No portion of a structure within 100 feet of the eouthern boundary of Second Avenue South abutit Planned Area 6C may exceed 25 feet above everage building elevation.  4. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above everage building elevation, or  b. The hortzontal length of any facade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in whith.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details.  5. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Ptan chapter of the Comprehensive Plan.  6. No parking is required for day-care or school anciliary to the use.  7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  8. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J or Arny-portion of a structure that exceeds 80 feet above average building-elevation must be set best from the front property line-one foot for-each five feet that portion acceeds 30 feet above average-building-elevation.
9	OTES	<u> </u>	L		<u> </u>	1			<u></u>		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

110	100	N	4INIMU	MS		МА	XIMUMS	r	Т	<u> </u>	Zone   Section
asn REGULATIONS	OCES			UIRED Y	ARDS					ACES	CBD-3 50.20.h
${4}$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Center, or Mini-School or Day-Care Center	-If the- structure- exceeds 35'- stove. sverage building- elevation, then- Precess IIB, Chapter 152; and- A-D-R; Chapter 142- Otherwise,- A-D.R. Chapter 142	None	20'	0	0	80%	39 feet above average building elevation. See Special Regulation 4.  Ne-maximum. See-Special Regulations-12 and 13:	D	B	See Section 105.25, See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>A stx-foot-high fence is required along all property these adjacent to outside play areas.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other atternative exists.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abut Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Structured play areas must be set back from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The helphit of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The hortzontal 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.</li> <li>Site and building design must include installation of pedestrian linkages consistent with the majo pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> </ul> </li> <li>Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be est bea from the frost property line one feet for each five feet that po</li></ol>
FOOTN	ுராம்						<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.

8	DIREC	TIONS	FIRS	T, read dow	en to find us	o THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
A S S REGULATIONS	REQUIRED REVIEW PROCESS		MINIMU				HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.i
Public Utility  Government Facility  Community Facility  Public Transit  Shelter	II-the— etrecture— exceede 35'- sbovei everage— building— elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142— Otherwise— A.D.R. Chepter 142	None	20'	0	0	100%	39 ft. sbove average building elevation. See Spec. Reg. 2. No mad- mum. See- Special- Regulations- 7 and 8.	C See Special Reg. 3 A See Special Reg's 3 and 4 -e	B See Spec. Reg. 3	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutil Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject propertion and the impacts associated with the use on nearby uses.</li> <li>Landscape Category C is required if the subject property is adjacent to Ptanned Areas 6C, D, or J.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation.</li> <li>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.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ul> </li> <li>Site and building design must include installation of pedestrian bridges consistent with the major building elevation.</li> <li>Any portion of a structure that exceeds 30 feet above everage-building-elevation must be earlied for each five feet that portion exceeds 30 feet above average-building-elevation must be earlied in the Dewntown Plan-Chapter of the Comprehensive Fig.         <ul> <li>May be permitted only if it will not unreasonably impede pedestrian invages consistent with the major pedestrian invages consistent with the Dewntown Plan-Chapter of the Comprehensive Plan.</li> </ul> </li> <li>Site and building design must include installation of pedestrian linkages</li></ol>
zc-c803/4-11-93 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.

	DIRE	CTION	S: FIR	ST. read do	en to find us		I, across for REGUL	ATIONS		USE ?	ZONE CHART
REGULATIONS	REQUIRED REVIEW PROCESS	<del></del>	MINIMU			<del></del>	HEIGHT OF GENERAL STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.j  SPECIAL REGULATION
Public Park  . ZC-CBD3J/4-11-9	B the structure exceeds 35' shove everage building elevation, then Process IIB, Chepter 152, and A.D.R. Chepter 142		Witi be		ed on a ces	B-by-	39 feet above average building elevation. See Special Reg. 3. No maxi- mum. See- Special Regulations- 5-and 6.		В	See Section 105.25, See Section 60 of this Chapter,	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapterof the Comprehensive Plan.</li> <li>No portion of a structure within 100 feet of the courtern boundary of Second Avenue South abur Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject prosents of the forting property line one foot for each five feet that-portion exceeds 20 feet above average building elevation must be set be true that from property line one foot for each five feet that-portion exceeds 20 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive feet that provides a structure must be consistent with the Downtown Plan Chapter of the Comprehensive feet that provides are structure must be consistent with the Downtown Plan Chapter of the Comprehensive feet that provides are structured in the Comprehensive feet that provides are structured in the Comprehensive feet that provides are structured in the consistent with the Downtown Plan Chapter of the Comprehensive feet that provides are structured in the consistent with the Downtown Plan Chapter of the Comprehensive feet the consistent with the Downtown Plan Chapter of the Comprehensive feet the consistent with the Downtown Plan Chapter of the Comprehensive feet the consistent with the Downtown Plan Chapter of the Comprehensive feet the consistent with the Downtown Plan Chapter of the Comprehensive feet the consistent with the Comp</li></ol>
FOOTI	10TES	<u> </u>							<u>'</u>		For other information about perking and perking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

	SNC	DIREC	CTIONS	FIRS	ST, read dow	n to find use	o THEN,	ecross for REGUL	ATIONS	•	USE 7	ZONE CHART
	SS SECULATIONS	CESS		MINIMU RE(	JMS QUIRED Y	ARDS		XIMUMS_			SPACES	Zone Section - CBD-4 50.25.a
	USE GEGU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS
71	Restaurant or avern	ff-the-structure exceeds 95' shows-swerage-building-slovation, then Processe IIB, Chapter 162, and A.D.R. Chapter 142-Stherwise, A.D.R. Chapter 142	None	0 See Spec. Reg. 2	0	0	100%	52 feet above average bulkding elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No mod-murne, See Special Regulations 10 and 11.	D. See Special Reg. 11. 8-	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South developed with a structure in CBD1 west of 2nd Street South developed with a structure in Zone.  5. No portion of a structure within 100 feet of the southerty-boundary of Second Avenue South about 1. Planned Area 63 shall exceed the lower of 3 stories or 30 feet. No portion of a structure within 1 feet of the southerty boundary of Second Avenue South about 1. Planned Area 63 shall exceed the lower of 3 stories or 30 feet. No portion of a structure within 1 feet of the southerty boundary of Second Avenue South about 1 planned Area 63 shall exceed the lower of 3 stories or 30 feet. No portion of a structure within 1 feet of the southerty boundary of Second Avenue South about 1 planned Area 60 shall exceed level of the southerty boundary of Second Avenue South about 1 planned Area 60 shall exceed level 2 stories or 25 feet. Structures shall be modulated and terraced on the itiliside. The table building forms shall be grouped towards the center of the subject property.  6. The maximum height of structures on the subject property may be increased by 1 story-or 12 feet the applicant provides subterraneen parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for such perking. Any propose under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapt 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.  7. No expect or component of th
H	FOOTN	OTES		<b>L</b>								PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SN	DIREC	TIONS	FIRS	T, read down	to find use	THEN,	across for REGUL	ATIONS	··········	USE Z	ONE CHART
REGULATIONS	CESS	N	AINIMU REQ	MS UIRED YA	ARDS		(IMUMS			CES	Zone Section CBD-4 50.25.b
USE DE	REQUIRED REVIEW PROCESS	SIZE				COVERAGE	HEIGHT OF STRUCTURE	CAPE	ORY	REQUIRED PARKING SPACES	
$\Diamond$	REQUI	LOT S	FRONT	SIDE	REAR	LOT C	HEIGH STRUG	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUI	SPECIAL REGULATIONS
Restaurant or Tavern (continued)										:	10. Development shall not isolate any existing detached dwelling unit in this zone.
											Landscape Category B is required if subject property is adjacent to Planned Area 6 C.      Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject.
											property.
					!						Any portion of a structure that exceeds 20 feet above average building elevation must be set it from the front property. Ene one foot for each five-feet that portion exceeds 20 feet above average building elevation.
											11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
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	i.										•
	•										
ZC-CBD4/4-11-93	Y	l	<u> </u>			<u> </u>		I	<u> </u>		For other information about parking and parking areas, see Chapter 105.
											- For details of the regulations in this category, see Chapter 100.  FOr information of the regulations in this category, see Chapter 95.
FOOTN	OTES									<del>-</del>	For details of what may exceed this height limit, see Chapter 115.     For details regarding required yards, see Chapter 115.

(4)	DIREC	CTIONS	: 696	T med dow	on to find	a TUEN	across for REGUL	ATIONIC		USF 7	ZONE CHART
TION			MINIMU		w mrg 09	_	XIMUMS	A TIONS		1	Zone Section
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-4 50.25.c  SPECIAL REGULATIONS
Cuttural, and/or Recreational Facility  Hotel or Motel	tritie- structure- exceeds 25'- above- average- building- elevation,- then- Process IIB,- Chapter- 152, and- A.D.R. Chapter- 142- Otherwise,- A.D.R. Chapter- 142- 142- 142- Otherwise,- 142- 142- 142- 142- 142- 142- 142- 142		0	0 See Spec. Reg. 2.	O	100%	52 feet above everage building elevation or existing grade. See Special Regulations 3, 4, 5, end 6. No-maximum. See Special Regulations—11 end 12.	D See Special Reg. 12 - B	E	See Section 105.25, See Section 60 of this Chapter  One for each room. See Spec. Reg8: 4. Also see Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in the Zone.  5. Ne pention of a structure within 100 feet of the southerly beundary of Second Avenue South abutting Planned Area 64-shall exceed the lower of 3 stortes or 33-leet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 65 shall exceed the lower of 3 stortes or 33-leet. No portion of a structure within 100 feet of the subject property of the subject property with lower components towards the perimeter of the subject property may be increased by 4-steey or 13 feet if the spelicant provides subtermenen period for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As pent of the PUD process, the Cby will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.  7. No aspect or component of this use, including hotel/motel rooms and open dining areas, may be oriented toward. Second Avenue South.  8. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other atternative exists.  9. The parking requirement for hotel or motel use does not include parking requirements for ancillary elevation, or recollary or portion of a structure is adj
FOOTNO	)TES	•									For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	SNO	DIREC	CTIONS	FIRS	T, read dov	en to find ca	o, THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
1	REGULATIONS	83	P	MINIMU			MA	XIMUMS			92	<b>Zone</b> Section — CBD-4 50.25.d
	UL/	CCE		RE(	QUIRED Y	ARDS	GE .				ACE.	CBD-4   50.25.d
USI	REG	RED W PR	SIZE				COVERAGE	T OF TUR	APE ORY	ORY	RED NG SI	L
L	<sup>→</sup> ⇔	REQUIRED REVIEW PROCESS	LOT S	FRONT	SIDE	REAR	LOT CC	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Restable than the specific financial finan	or Matef nued) letcii listment, other -	H-the-structure-scoeds 95'-shove-swerage-building-slavation, then-Process IIB-Chapter 152, and A.D.R. Chapter 142-Chapter 142	None	O See Spec. Reg. 2.	O	. 0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No most mum: See Special Regulations 12 and 13.	B-D See Special Reg. 13	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	b. The hortzontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details.  11. Development shall not isotate any existing detached dwelling until in this zone.  12. Landscape Caslegory B is required if subject property is adjacent to Planned Area 6C.  13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  14. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property the one-foot for each five feet that portion exceeds 30 feet above average building elevation.  14. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plane regulations of Section 65 of this Chapter.  15. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  26. Structures east of Second Street South shall be set back 20 feet from Second Average South.  37. Height of structure may be measured above externage building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  15. Ne-pertien of a ctrusture within 100 feet of the southerty-boundary of Second Average South abutting Planned Area 6C shall exceed the lewer of 2 stories or 25 feet. Structures shall be modulated and terraced on the Idlaide. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property may be increased by 4-stery-or-19 feet if the applicant provides subterraneen parking for uses in the CBD-1 and CBD-2 zones or makes a portion of the subject property or the proposed structure available for such perimeter of the public benefit derived from p
FC	OTNO	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNC	DIREC	TIONS	FIRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS	-	USE 2	ONE CHART	Zone S	ection
LATIC	CESS		VINIMU REQ	MS UIRED Y	ARDS		KIMUMS			CES		· II	0.25.e
A SSG SSG SSG SSG SSG SSG SSG SSG SSG SS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPE	ECIAL REGULATIONS	
Any Retail Establishment, other than those specifically isted, limited, or prohibited in this zone, selling goods or providing services including banding and related financial services (continued).											activities must be no different from  10. A use involving the preparation and seating it:  a. The seating and associated circuit area of this use; and  b. it can be demonstrated to the City from being expended.  11. If any portion of a structure is adjoint selevation, or  b. The height of that portion of the st elevation, or  b. The horizontal length of any tacad boundary of the low density zone See the Section in Chapter 115 entitl Horizontal Facade Regulation* for tuing the complete of the service of the length of the service of the servi	service, or rental. In tacilities.  sect property may not be directly from Sistate Street unless no other alternative of goods on the premises of this use a goods are directly related to and depend of removal from the premises.  sects of this use with anciliary assembly in other retail uses.  consumption of food may include, as pation area does not exceed more than other than that the floor plan is designed to precing a low density zone, then either: nuclure shall not exceed 15 feet above the of that portion of the structure which shall not exceed 50 feet in width, and "Distance Between Structures Regarder details.  disting detached unit in this zone.  subject property is adjacent to Planner of the provisions of this Code may applied 30 feet above average-building elevior-each-five-feet that pertien exceeds-five-feet that per	exists.  The permitted only if: Ident upon this use If or manufacturing  and of the use, accessory  10% of the gross floor  ude the seating area  average building is parallel to the  arting Maximum  If Area: 6 C.  Day to the subject  action must-be set-best-
FOOTNO	)TES										- 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 heigh For details regarding required yards, see	ory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE

		<u>s</u>	DIREC	TIONS	S: FIRS	T, reed dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
	USE	REGULATIONS			MINIMI			MA	XIMUMS			•	Zone Section 50.25.f
	$\nabla$		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Private Lodge Club		-II-the	None	0 See Spec. Reg. 2	0	1	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6, No-mant-mum, See-Special Regulations. 9-and 10.	See Special Reg. 10.	В	See Section 105.25 and See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from 2nd Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South including any adjacent structure in C8D1 west of 2nd Street South developed with a structure in this zone.  5. No portion of a structure within 400 feet of the southerly boundary of Second Averue South sbutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Averue South sbutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Averue South sbutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Averue South sbutting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the pertineter of the subject property.  6. The maximum height of structures on the subject property may be increased by 1 elemyer 13 feet if the applicant provides subterarean parting for uses in the C8D1 and C8D2 zones or makes a portion of the subject property or the proposed structure svaliable for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the Cfty will determine whether the public benefit derived from providing this additional parking on site is sufficient to allow the increase in height and building mass.  7. Primary vehicula
3366	FOOT	IN(	DTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIRE	CTIONS	FIRS	T, reed dow	m to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART		
A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPE	Zone CBD-4 CIAL REGULATION	Section 50.25.g
Private Lodge or Club											10. Landscape Category C is required if 11. Refer to Chapter 1 to determine what 6. property. 9. Any pertion of a structure that exceed from the front property line one foot is building elevation.  10. Height of structure must be consistent.	t other provisions of this Code n ds 39 feet sheve everage builds or each five feet that portion exc	ney apply to the subject ng elevation must be est best- eeds 30-feet above-average.
e FOOTN	OTES										For other information about parking and particles of the regulations in this catego.  For information of the regulations in this catego.  For information of the regulations in this catego.  For details of what may exceed this height.  For details regarding required yards, see 0.	ory, see Chapter 100. ategory, see Chapter 95. I limit, see Chapter 115.	PAGE

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SNS	DIREC	CTIONS	: FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
LATIC	CESS		MINIMU	JMS QUIRED Y	ARDS		XIMUMS			CESS	Zone Section — CBD-4 50.25.h
A REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Coffice Use	If the structure exceeds 35'-showe sverage building elevation, then Presss IIB, Chapter 162, and A.D.P. Ghapter 142 Otherwise, A.D.P. Chapter 142	None	O See Spec. Reg. 2	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No mand-mum. See-Special. Regulations 11-and 12-	D See Special Reg. 12	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from 2nd Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. Ne pertion of a structure within 100 feet of the southerly-boundary of Secend Avenue South-abutting Planned Area 64 shall exceed the lower of 2-stories or 38 feet. No portion of a structure within 100 feet of the southerly boundary of 2nd Avenue South abutting Planned Area 6C shall exceed the lower of 2 stories are 25 feet. Structures shall be modulated and terraced on the Initiative. The tailest building forms shall be grouped lowards the center of the subject property with lower components towards the perlimeter of the subject property may be increased by 4-story-or 12 feet if the explicant provides subtermanean perting for uses in the CBD-1 and CBD-2 zones or makes a portion of the subject property or the proposed structure available for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting on site is sufficient to allow the increase in height and building mass.  7. The following regulations apply to veterinary offices only:  6. A May only treat small animals on the subject property.  6. D. Outside runs and other outside tacilities for the entimets are not permitted.  7. Site must be designed so that noise from this use will not be sudble of the subject property.  8. A certification to this effect, signed by an Accoustical Engineer, must be submitted with the
FOOTN	OTES										For other information about perking and perking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  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	ZONE CHART
	LICE	REGULATIONS	D PROCESS		REC	MS UIRED Y	ARDS		CIMUMS			PACES	Zone Section 50.25.i
	USE	San C	REQUIRED REVIEW PR	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Office Use (Continued)		I' the	None	0 See	0	O	100%	52 feet above average	<del>\$</del> <u>D</u>	8	One per every 4	8. 9. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other afternative exists. 9. 10. If any portion of a structure is adjoining a low density zone, then either; a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  11. Development shall not isotate any existing detached dwelling unit in this zone.  12. Landscape Category C is required if subject property is adjacent to Planned Area 6 C.  13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  11. Any portion of a structure that exceeds 30 feet above average building elevation must be set backfrom the front property line one feet for each five feet that portion exceeds 30 feet above average building elevation.  12. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
0			exceeds 35°- shove. sverage- building- elevation; then- Process IIB, Chapter- 152, and- A.D.R; Chapter- 142- Ctherutse, A.D.R. Chapter 142		Spec. Reg. 2				building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No maximum. See-Special Regulations—10 and 11.	See Special Reg. 11		people besed on meximum occupancy load of any area of worship. See Special Reg. 8-9. See Section 60 of this chapter.	2. Structures east of Second Avenue South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. No pertion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C shall exceed the lower of 2-stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tailest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.  REGULATIONS CONCLUDED ON NEXT PAGE
)-3	ZCCBD4/4-12	2-93			<u></u>	<u> </u>				<u> </u>			- For other information about parking and parking areas, see Chapter 105.  DACE
336	FOO'	TNO	DTES							L			PAGE  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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	SN	DIREC	CTIONS	: FIRS	T, reed dow	m to find use	THEN,	across for REGUL	ATIONS		USE	ZONE CHART		
	C S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SP	Zone CBD-4 ECIAL REGULATION	Section 50.25.j
	Church (continued)						1			8		6. The maximum height of structures the applicant provides subterranee portion of the subject property or the under this paragraph will be review 125 of this Code. As part of the Pt derived from providing this addition building mass.  7. Primary vehicular access to the suffer between Second Street South and  8. If any portion of a structure is adjoint.  a. The height of that portion of the elevation, or  b. The horizontal length of any face boundary of the low density zon See the Section in Chapter 115 en Horizontal Facade Regulation* for 19. No parking is required for daycare 19. Development shall not lactate any 19. Landacape Category C is required 12. Refer to Chapter 1 to determine will 10. Any portion of a structure that exception the front property line one for building elevation.	in perking for uses in the CBD-1 are proposed structure available to set and decided upon as a Planni JD process, the City will determined parking on site is sufficient to a black property may not be directly. State Street unless no other etter ning a low density zone, then ethic structure shall not exceed 15 feet ade of that portion of the structure shall not exceed 15 feet in width titled "Distance Between Structure further details.  or school ancillary to the use, extaiting detached dwelling unit in its subject property is adjacent to final other provisions of this Code in sets 30 feet above average builds for each five-feet-that pertion exceeds 30 feet above average builds.	and CBD-2 zones or makes a r such parking. Any proposal of Unit Development, Chapter e whether the public benefit and from Second Avenue South native exists.  er: above average building exhibit to the in. as Regarding Maximum  this zone.  Planned Area 6.C.  hay apply to the subject  and elevation must be set-back- seeds 20 feet above average-
3366	FOOTN	OTES										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 hei     For details regarding required yards, se	egory, see Chapter 100. s category, see Chapter 95. ght limit, see Chapter 115.	PAGE

S	DIREC	CTIONS	: FIRS	T, reed dow	en to find us	e THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
A SEGULATIONS	REQUIRED REVIEW PROCESS		MINIMU				HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.k  SPECIAL REGULATIONS
Stacked or Attached Dwelling Units  ZCCBD4/4-11-93	-II-thestructurestructurestreetur	None	0 See Spec. Reg. 2.	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3,4,5, and 6, No. mad-mum. See-Special Regulations. 8 and 9.	See Special Reg. 9	A	1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and adjacent right-of-way must be consistent with the regulation of Section 65 of this Chapter.  2. Structures east of Second Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above everage building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this, zone.  5. Ne perition of a structure within-100 feet-of-the southerly boundary of Second Avenue South-abutting-Planned Area 6A-shall exceed-the lower of 4 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C-shall exceed-the lower of 4 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C-shall exceed-the lower of 2-stories or 25 feet. Structures shall be modutated and terraced on the hillside. The tailest building forms shall be grouped towards the center of the subject property with lower components towards the perfured for the subject property.  6. The maximum height of structures on the subject property may be increased by 4-stery-of-13 feet if the applicant provides subterranean perfung for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the properse structure swellable for such perfung. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building elevation, or  6. The height of that portion of the structure shall not exceed 50 feet in width.  8. Development shall not looke any existing detached dwelling unit in this zone.  9. Landsc
FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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ONS	DIREC	HONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	Zone Section
asn REGULATIONS	CESS	1	MINIMU REC	JMS Quired Y	ARDS		XIMUMS			D	CBD-4 50.25.I
USE DEED TO A	REQUIRED REVIEW PROCESS	T SIZE	FRONT	. 3	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	
School, Day-Care	Hithe	TO1	E	SIDE	8	100%	52 feet above	35	S S	E A A See	SPECIAL REGULATIONS  1. The development of the subject property and adjacent rights-of-way must be consistent with the
Center or Miri-School or Day-Care Center	structure- exceeds 35' above everage- building- elevation,- then- Process IIB,- Chapter 142 Gtherwise,- A.D.R. Chapter 142- 142- 142- 142- 142-		See Spec. Reg. 2.				average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No. maxi- mum. See- Begulations 14 and 15.			Section 105.25. See Section 60 of this Chapter.	2. Structures east of Second Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but no both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South developed with a structure in CBD1 west of 2nd Street South developed with a structure in Zone.  5. No pertien of a structure within 100 feet of the coutherly boundary of Second Avenue South elevation of a structure within 1 feet of the southerly boundary of Second Avenue South eluver-of 2-steriles or 20 feet. No portion of a structure within 1 feet of the southerly boundary of Second Avenue South eluver-of 2-steriles or 20 feet. South developed with a structure within 1 feet of the southerly boundary of Second Avenue South eluviting Planned Area 6C shall exceed lever-of 2-steriles or 25 feet. Structures shall be modulated and terraced on the hillside. The tabulating forms shall be grouped towards the center of the subject property with lower component towards the perimeter to the subject property.  6. The maximum height of structures on the subject property may be increased by 1-story er-12 feet the applicant provides subtemanean parting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for such parking. Any propose under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapt 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.  7. A sbr-toot-high lence is required along all property lines adjacent to outside play areas.  8. Primary vehicutar access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other afternative exists.  9. Structured play areas must be set back from all property lines by
											11. An on-site passenger loading area may be required depending on the number of attendees and extent of the abutting right-of-way improvements.
ZCCBD4/4-12-93	!										, REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES					•					PAGE  For other information about perking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	SZ	DIRE	CTIONS	S: FIR	ST, read dov	en to find ur	Me THEN	I, across for REGUL	LATIONS		USE 7	ZONE CHART		
	A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	PRONT PER	OURED Y	YARDS STARY	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPE	Zone CBD-4  ECIAL REGULATIO	Section 50.25.m
	School, Day-Care Center or Mini-School or Day-Care Center (continued)  Detached Dwelling Units	None None	3,500 sq. ft.	20'	5', but 2 side yards must be at least 15'	10'	60%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation.	77	15 O		12. These uses are subject to the require 4- Services (WAC 388-73, 388-150, and 13. If any portion of a structure is adjoint 4. The height of that portion of the stelevation, or b. The height of that portion of the stelevation, or b. The height of the low density zone See the Section in Chapter 115 entitle Horizontal Facade Regulation* for fur 14. Development shall not leotate any ex 15. Refer to Chapter 1 to determine what 14- Any portion of a structure that exceet from the front property line one-text building elevation.  15. Height of structure must be consisted 1. For this use, only one dwelling unit in 2. Chapter 115 contains regulations regard activities associated with this use 3. Refer to Chapter 1 to determine what property.	ements established by the Dec d 388-155), ng a low density zone, then elt mucture shall not exceed 15 fe fe of that portion of the structure shall not exceed 50 feet in wick shall not exceed 50 feet in wick and "Distance Between Structurther details, isting detached dwelling unit is a other provisions of this Code ds 20 feet above average built for each five feet that portion end with the Downtown Plan Character in the Downtown Pl	partment of Social and Health ther: et above average building tre which is perallel to the ath, tres Regarding Maximum in this zone. This apply to the subject property. Iding elevation must be set back- acceede 30 feet above average — tapter of the Comprehensive Plan- of lot size. If other accessory uses, facilities,
3 3 6 6	FOOTNO	OTES								<u></u>		For other information about perking and p For details of the regulations in this categ For information of the regulations in this c For details of what may exceed this height For details regarding required yards, see	jory, see Chapter 100. category, see Chapter 95. at limit, see Chapter 115.	PAGE

S	DIREC	CTIONS	: FIRS	T, read dow	ın to find ur	o THEN	, across for REGUL	ATIONS		USE Z	ONE CHART
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.n
Public Utility  Government Facility Community Facility	Hithe—structure—exceeds 35'-above—exceeds 35'-above—exceeds 35'-above—huliding—elovation,—then. Process IIB; Ghapter—162, and—A.D.R. Chapter—142—Otherwise; A.D.R. Chapter—142	None	0 See Spec. Reg. 2.	0		100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. Not mademum. See Special Regulations. 9 and 10.	D See Special Reg. 7 A D See Special Reg. 7.	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. No-portion of a structure within 169 feet of the southerly-boundary of Second Avenue South abutiting Farmed Area 6A shall exceed the lower of 2 steries or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutiting Planned Area 6C shall exceed the lower of 2 steries of 25 feet. Structures shall be modulated and terraced on the fillsite. The testies building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 1-steey-or 12 feet if the applicant provides subtermanean periting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure aveilable for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.  7. Landscape Category C is required if subject property is adjacent to Planned Area & C.  4. Landscape Category B may be required depending on the type of use on the subject property and impacts associated with the use on nearly uses.  8. If any portion of a structure is adjoining a low density zone, then either:  4. If any portion of a structure
FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read down	n to find use	a THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
SS	CESS		AINIMU REQ	MS UIRED Y.	ARDS		CIMUMS			CES	Zone Section - 50.25.n-2
USE SECT	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										_	Any-pertion of a structure that exceeds 80 feet above average building elevation must be est be from the front property-line one feet for each five feet that portion exceeds 20 feet above average —building elevation.
			:								10. Height of structure muct be consistent with the Downtown Plan Chapter of the Comprehensive F
				:							
							=				·
					:						·
zc-c804/4-11-93 FOOTNO							<del></del>				
FOOTNO	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.

SX	DIREC	CTIONS	3: FIRS	ST, reed dow	en to find us	e THEN,	l, across for REGUL	ATIONS		USE 7	ZONE CHART
	8		MINIMU			MA	XIMUMS			S	Zone   Section     CBD-4   50.25.0
A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRE D Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Transit Shelter	None	None	0	0	0	100%	1		See Spec. Reg. 2.	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.  2. May install transit route and information signs and markers.  3. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.
Public Park	Heliconstructuro exceeds 85'- sbove- average- building- elevation,- then- Precess IIB; Chapter- 152, and- A.D.R. Chapter- 142			a determine is basis.	d on a cas		52 feet above average building elevation or existing grade. See Special Regulations 2, 3, 4, and 5. Ne-maid-mum. See-Special-Regulations-6-and 7.		8	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Height of structure may be measured above existing grade or average building elevation, but not both.  3. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any educant structure in CBD1 west of 2nd Street South developed with a structure in this zone.  4. Ne pertion of a structure within 100 feet of the southesty boundary of Second Avenue South abutting. Planned Area 6A shall exceed the lower of 3 stories of 39 feet. No portion of a structure within 100 feet of the southerty boundary of Second Avenue South abutting Planned Area 6C shall exceed the lewer of 2-stories er 25 feet. Structures shall be modulated and terraced on the hiliside. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.  5. The maximum height of structures on the subject property may be increased by 1-stery-er-15 feet if the applicant provides subterraneen periding for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for such parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the Cky will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.  6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  8. Any-portion of a structure that exceeds 30 feet above average building elevation must be est back from the front property line one-leot for each five feet that portion exceeds 30 feet above average building elevation.
CO FOOTNO	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.

	SNO	DIREC	CTIONS	FIRS	T, read dov	en to find use	e THEN	across for REGUL	ATIONS		USE Z	ONE CHART
τ υ	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	EMS DUIRED Y	ZARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.a
Tave	EUTERNÍ OY ITT	#the- structure- exceeds 25'- above average- building- elevation,- then- Theosas IID; Chapter 152; and- A.D.R. Ghapter 142- - Githerwise; A.D.R. Chapter 142.	None	20' See Sp	0 Ictal Reg	0 dation 2.	80%	80 feet above average building elevation. See Spectal Regulations 3 and 4. Nemacimum. See Special-Regulations 8-and 9.	D See Special Rag. 7		One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yerd abuiting Peter Kirk Park is 10 feet. No setback is required adjacent to 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower-of three steries or 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, the lower of 3 stories or 39 feet;  b. Within 40 feet of Kirkland Way, the lower of 4 stories or 52 feet;  c. Within 50 feet of Kirkland Way, the lower of 5 stories or 55 feet;  d. Within 50 feet of Kirkland Way, the lower of 5 stories or 55 feet;  f. 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 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details.  6. The entire zone must be physically integrated both in site and building design. Also, also design must include installation of pedestrian thrages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sclewalls and building entrances, and between walkways on the subject property and existing or planned walkways on ebuilting properties.  7. Landscape Category 8 is required if the subject property is adjacent to 6th Street or Kirkland Avenue.  8. Refer to Chapter 1 to determine what other provisions of this Code
F	OTNO	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.

NS	DIRE	CTIONS	S: FIRS	T, reed dow	m to find use	e THEN,	, across for REGUL	ATIONS		USE 2	ONE CHART
SE SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	ARDS KEAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.30.b
Fast Food Restaurant	If-the—structure—exceeds 35'-above—average—building—elevation—then—Rroseas IIB—Chapter—162, and—A.D.R.—Chapter—142———Cherutse—A.D.R.—Chapter—142———142—————————————————————————————	None	20'	O octal Reg	0 plation 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No-mand—mum: See-special-Regulations-10-and-11:	D See Special Reg. 9	E	One per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No setback is required adjacent to 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three storice—or 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the trortage of the subject property on Kirkland Way may exceed the following: a. Within 20 feet of Kirkland Way, the lower of 4-storice-or-39 feet; b. Within 40 feet of Kirkland Way, the lower of 4-storice-or-39 feet; c. Within 50 feet of Kirkland Way, the lower of 4-storice-or-79 feet.  5. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is paradiel 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.  8. Must provide one outdoor waste receptacle for every eight parking stalls.  7. Access for drive-through facilities must be approved by the Public Works Department.  8. The entire zone must be physically integrated both in site and building design. Also, site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property is adjacent to 6th Street or Kirkland Avenual III and Comprehensive Plan between substring or planned walkways o
FOOTNO	OTES		<u> </u>								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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ĺ		SX	DIREC	TIONS	: FIRS	T, read dow	т to find ин	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
		AT10	8	N	MINIMU	JMS		MA	CIMUMS	1		83	Zone Section CBD-5 50.30.b-2
I	USE	REGULATIONS	ROCE		REC	QUIRED Y.	ARDS	AGE	. <b>(a)</b>			SPACES	CBD-5 50.30.b-2
	CSE	RE	IRED SW PI	SIZE	į.			COVERAGE	HT OF	CAPE	ORY	IRED	<u> </u>
	<u> </u>	⇨	REQUIRED REVIEW PROCESS	LOT	FRONT	SIDE	ŔEAR	гот с	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
	Fast Food Restaurant (continued)												10: Any portion of a structure that exceeds 30 feet above average building elevation must be set back—from the front property-line one tool for each five-feet that portion exceeds 30 feet above average—building elevation.
						ļ							11: Height of structure must be consistent with the Downtewn-Plan Chapter of the Comprehensive
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4	ZC-CBD5C/	4-11-93											
q C													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.
C	<b>FOO</b>	TNO	OTES										For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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	SN	DIREC	TIONS	: FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
	(力 第 (力 REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS PUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-5 50.30.c
	Entertainment, Cultural and/or Recreational Facility  Hotel or Motel  ZC-CBD5/4-11-93	If the structure exceeds 25'- strove exceeds 25'- sverage building elevation, then Rrocess IIB, Chapter 142, and A.D.R. Chapter 142.	None	20'	0 ctal Regi	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No-maximum. See Special-Regulations—9 and 10.	_D_See_Special Reg. 8 _ B_Special  E	See Section 105.25. See Section 60 of this Chapter.  One per each room. See Spectal Reg. 6. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No setbeck is required adjacent to this Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three-steries of 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the trortage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, 39 feet;  b. Within 40 feet of Kirkland Way, 65 feet;  d. Within 50 feet of Kirkland Way, 65 feet;  within 50 feet of Kirkland Way, 65 feet;  The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The hortzontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled Tistance Between Structures Regarding Maximum Hortzontal Facade Regulation* for further details.  6. The parking requirements for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.  7. The entire zone must be physically integrated both in site and building design. Also, site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public stdewalls and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.  8. Landscape Category B is required if the subject property is adjacent to 6th Street or Kirkland A	
69 69 69	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.

ATI	83	- 1	MINIMU			MA	XIMUMS			83	Zone Section - 50.30.d
Ary Recontractions	REVIEW PROCESS	e LOT SIZE	& FRONT	O S O O	o REAR	LOT COVERAGE	BE HEIGHT OF STRUCTURE	CATEGORY	SIGN CATEGORY	REQUIRED  REQUIRED  REPARKING SPACES	SPECIAL REGULATIONS  1. The development of the subject property and adjacent rights-of-way must be consistent with the
Establishment Other than those Specifically Listed, Limited, or Prohibited in this Zone, Setting Goods, or Providing Services including Banking and Related Financial Services	structure- exceeds 25'- shove- sverage- building- elevation, then- Process IIB, Chapter 152 and A.D.R. Chapter 142- Otherwise, A.D.R. Chapter 142.		see Sp	ctal Reg	iration 22.		average building elevation. See Special Regulations 3 and 4. No-most- mum. See- Special Regulations- 12 and 13.	See Special Reg. 11		each 350 sq. ft. of gross floor eres. See Section 60 of this Chapter.	regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No setback is required adjacent 6th Street between 4th Avenue and Kirldand Way, or adjacent to Kirldand Way between 6th Street the intersection of Kirldand Way/Kirldand Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shell exceed the lower-of-three-stories or 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirldand Way as measured at the midpoint of the fordage of the subject property on Kirldand Way may exceed the following:  a. Within 20 feet of Kirldand Way, 39 feet; b. Within 40 feet of Kirldand Way, 55 feet; d. Within 60 feet of Kirldand Way, 55 feet; d. Within 60 feet of Kirldand Way, 55 feet; d. Within 60 feet of Kirldand Way, 57 feet.  5. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shell not exceed 15 feet above average building elevation, or b. The horizontal length of any tacade of that portion of the structure which is peralief to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled 'Distance Between Structures Regarding Maximum Horizontal Facade Regulation' for further details.  6. The following uses are not permitted in this Zone: a. Vehicle service stations. b. Vehicle or boat sale, repair, service, or rental.  7. Access for drive-through facilities must be approved by the Public Works Department.  8. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it: a. The assembled or manufactured goods are directly related to and dependent upon this use are available for purchase and removed from the premises.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
ZCCBD5/4-11-93			<u> </u>	1							For other information about parking and parking areas, see Chapter 105.  PAGE  PAGE
FOOTN	OTES								<u> </u>		For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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		SNC	DIREC	CTIONS	: FIRS	T, read dov	on to find us	o THEN,	ecross for REGUL	ATIONS		USE	ZONE CHART		
			S	,	MINIMU	IMS		MA	KIMUMS	$T^{-}$			T	Zone	Section —
		JLA'	CES	-		QUIRED Y	ARDS			1		CES		CBD-5	50.30.e
	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPE	ECIAL REGULATIO	ons
	Any Retail Establishment Other those Specilisted, Limit Prohibited it Zone, Setti Goods, or f Services in Bentding an Related Fir Services (or	Mically ed, or n this g troviding d ancial ontinued)											9. A use involving the preparation and seating it: a. The seating and associated circuit area of this use; and b. It can be demonstrated to the City from being expanded.  10. The entire zone must be physically in include pedestrian limitages consister chapter of the Comprehensive Plan, walkways on the subject property and  11. Landscape Category B is required it if 12. Refer to Chapter 1 to determine what 12. Any-portion of a structure that exceed from the front property line one-toot for beliging elevation.  13. Height of structure must be eensisten.	ation area does not exceed my that the floor plan is designed at the floor plan is designed at with the major pedestrian robetween public sidewalks and deviating or planned walkway the subject property is adjacent other provisions of this Code is 30 feet above average build or each five feet that portion as	ore then 10% of the gross floor I to preclude the seating area ting design. Also, afte design musures in the Downtown Plan building entrances, and between a on abutting properties. It to 6th Street or Kirldand Avenue may apply to the subject property ling elevation must be set back- coods 30 feet above average-
1 12 13 13 13 13 13 13 13 13 13 13 13 13 13	FOO	TNO	DTES										For other information about parking and p For details of the regulations in this categ For information of the regulations in this c For details of what may exceed this heigh For details regarding required yards, see	ory, see Chapter 100, category, see Chapter 95. at limit, see Chapter 115.	PAGE

SN(	DIREC	CTIONS	: FIRS	T, read dow	m to find use	THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
LATIO	ESS	1	MINIMU	JMS DUIRED Y	ARDS		XIMUMS			CES	Zone   Section
C   S     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Lodge or Club	If the structure-exceeds 36'-ebove-swerage-building-elevation, then. Process IIB, Chapter 162, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See Sp	O octal Reg	O station 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No-machinum. See Special Regulations. 8 and 9.	See Special Reg. 7	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No setback is required adjacent to 6th Street between 4th Avenue and Kirktand Way, or edjacent to Kirktand Way between 6th Street and the Intersection of Kirktand Way/Kirktand Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirktand Way as measured at the midpoint of the frontage of the subject property on Kirktand Way may exceed the following:  a. Within 20 feet of Kirktand Way, 39 feet;  b. Within 40 feet of Kirktand Way, 52 feet;  c. Within 50 feet of Kirktand Way, 79 feet.  5. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled 'Distance Between Structures Regarding Maximum Horizontal Facade Regulation' for further details.  6. The entire zone must be physically integrated both in site and building design. Also, eite design must include installation of pedestrian thickages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.  7. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue.  8. Any periton of a structure that exceeds 30 feet above average-building elevation.
FOOTNO	DTES	·				<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.

SNO	DIREC	CTIONS	FIRS	T, road down	n to find use	o THEN,	across for REGUL	ATIONS		USE Z	Zone Section
A S REGULATIONS	REQUIRED REVIEW PROCESS	JOT SIZE	FRONT	JMS QUIRED YA	ARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-5 50.30.g  SPECIAL REGULATIONS
Office Use	If the structure - exceeds 25'-ebove - everage - building - elevation, then - Process IIB; Chapter - 142	None	20'	0 octal Regr	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No-maximum: See Special-Regulations 10-and-11:	D See Speckal Reg. 9	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park to 10 feet. No satback is required adjacent to this Street between 4th Avenue and Kiridand Way, or adjacent to Kiridand Way between 6th Street and the intersection of Kiridand Way/Kiridand Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three-steries-or-39 feet above average building elevation.  4. No portion of a structure above the elevation of Kiridand Way as measured at the midpoint of the frontage of the subject property on Kiridand Way may exceed the following:  a. Within 20 feet of Kiridand Way, 39 feet;  b. Within 50 feet of Kiridand Way, 55 feet;  d. Within 50 feet of Kiridand Way, 55 feet;  d. Within 50 feet of Kiridand Way, 75 feet;  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is perallel to the bounds of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  6. Anciliary assembly and manufacture of goods on premises may be permitted as part of an office use; and  b. The outward appearance and impacts of this office use with anciliary assembly and manufacture activities must be no different from other office only:  a. May only treat small animals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be design so that nobe from this use will not be audicised in the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  c. Site must be design so that nobe from the subject property contains dwelling units.
FOOTN	OTES					1					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SN	DIREC	TIONS	: FIRS	T, reed dow	n to find use	e THEN	, across for REGUL	ATIONS		USE 2	ONE CHART
LAT10	ESS		MINIMU	JMS QUIRED Y	ARDS		XIMUMS	Į		SES	Zone Section - CBD-5 50.30.h
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	lot size	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	if the structure-excesses 35'-ebove-generation; then Process tiB, Chapter 152, and A.D.R. Chapter 142 — Ctherwise, A.D.R. Chapter 142.	None	20° See St	0 actal Reg	O letion 2	80%	80 fest above average building elevation. See Special Regulations 3 and 4. No-maid-sum. See-Special Regulations 9 and 10:	C D See Special Reg. 8	В	One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 7. See Spection 60 of this Chapter.	8. The entire zone must be physically integrated both in site and building design. Also, site design include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public skiewalfs and building entrances, and botween walkways on the subject property and existing or planned walkways on abutting properties.  9. Landacepe Category C is required if subject property to adjacent to 6th Street or Kirkand Aversu 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  11. Any pertion of a circucture that exceeds 30 feet above average building elevation must be set besidely elevation.  12. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  13. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  14. The minimum required yard abutting Peter Kirk Park is 10 feet. No setbeck is required adjacent of the intersection of Kirkand Way, or adjacent to Kirkand Way between 6th Stream the intersection of Kirkand Way/Kirkand Aversue.  15. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories of 39 feet above average building elevation.  16. No portion of a structure between the elevation of Kirkand Way may exceed the following:  17. In a subject property on Kirkand Way may exceed the following:  18. Within 50 feet of Kirkand Way, 39 feet;  19. Within 40 feet of Kirkand Way, 52 feet;  20. Within 50 feet of Kirkand Way, 55 feet;  21. Within 60 feet of Kirkand Way, 55 feet;  22. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  23. The height of that portion of the structure shall not exceed 50 feet in width.  24. See th
FOOTNO	DTES								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.

SNO	DIREC	TIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART  Zone Section
XII	83	1	MINIMU			MA	KIMUMS	Ţ		S	Zone Section - 50.30.i
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SURED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
ZC-CBI05J/4-11-93											6. The entire zone must be physically integrated both in site and building design. Also, site designust include installation of pedestrian linkages consistent with the major pedestrian routes in 1 Downtown Plan chapter of the Comprehensive Plan, between public sidewells and building entrances, and between walkways on the subject property and existing or planned walkways of sbutting properties.  7. No perking is required for daycare or school ancillary to the use.  8. Landscape Category C is required if subject property is adjacent to 6th Street or Kindand Aver 9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  9. Any portion of a structure that exceeds 30 feet above average-building elevation must be ask brom the front preperty time one-foot for each five feet that portion exceeds 30 feet above averabuilding elevation.  10. Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive
FOOTNO	OTES		<b>L</b>								- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

	DIF	ECTIO	NS:	FIRST, read do	en to find use	a THEN,	across for REGULA	ATIONS		USE Z	Zone Section
USE C	REQUIRED G	4ZIS 101		MUMS REQUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-5 Section 50.30.j
School, Dayce Center, or Mini School or Dayc Center	structure scoods sbows- sverage building elevatio then- Proceed 142- Ghapter 142- Chapter 142- 142-			o' O Special Reg	0 tetion 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No mand— Sees—Sees—Sees—Sees—Sees—13 and 14.	O	8	See Section 105.25, See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The minimum required yard abutting Pater Kirk Park is 10 feet. No setback is required adjacent to 6th Street between 4th Avenue and Kirkand Way, or adjacent to Kirkand Way between 6th Street and the intersection of Kirkand Way/Kirkand Avenue.</li> <li>No portion of a structure within 100 feet of Pater Kirk Park shall exceed 39 feet above average building elevation.</li> <li>No portion of a structure above the elevation of Kirkand Way, as measured at the midpoint of the trortage of the subject property on Kirkand Way, may exceed the following:</li></ol>
<u>ව</u>	CNOTE	S			<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.

SNS	DIREC	CTIONS	FIRS	T, reed down	to find upo	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS QUIRED YA	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.30.k  SPECIAL REGULATIONS
Dwelling Units  ZC-CBD5L/4-12-93	ti-the- structure- exceeds 35'- ebove- 152, and- A-D-R- Chapter- 142- Otherwise, A.D.R. Chapter 142- Chapter 142- 142- Chapter 142-	None	20' See S;	0 acial Regu	0 lation 2	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maidmum. See-Special Regulations 9 and 10.	See Special Reg. 8 -C-	^	1.7 per unit. See Section 60 of this Chapter.	11. These uses are subject to the requirements established by the Department of Social and Heelth Sorvices (WAC 388-73, 388-150, and 388-155).  12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  13. Any portion of e-ctructure-that-exceeds 20 test above average building-elevation must be set back from the front-property line-one foot for each five feet that portion acceeds 30 test above average building-elevation.  14. Height of structure-must be consistent with the Downtown-Ptan Chapter of the Comprehensive Pta 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Perk is 10 feet. No setback is required adjacent to 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Perk shall exceed the lewer of three steries—or 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the trortage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, 39 feet;  b. Within 50 feet of Kirkland Way, 52 feet;  c. Within 50 feet of Kirkland Way, 55 feet;  d. Within 50 feet of Kirkland Way, 78 feet.  So  5. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 50 feet in with.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details.  REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO	DTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

ATI0	8	1	MINIMU	IMS		MA	XIMUMS			83	<b>Zone</b> Section CBD-5 50.30.m
A BEGULATIONS	REQUIRED REVIEW PROCESS	ILOT SIZE	FRONT	WIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility  Government Facilit  Community Facilit		None	20' See Sp	O octal Regi	0 dation 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. Ne maid-mum: See Special-Regulations-9-and-10-	A-D-See Special Reg. 6 D-See Special Reg. 6	В	See Section 105.25. See Section 60 of this Chapter,	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulation of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No setback is required adjacent to 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed 39 feet above average building elevation.  4. No portion of a structure shove the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, 39 feet;  b. Within 40 feet of Kirkland Way, 52 feet;  c. Within 50 feet of Kirkland Way, 78 feet.  5. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontial length of any tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontial Facade Regulation" for further details.  6. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Aver Landscape Category A or B may be required depending on the type of use or the subject property and the impacts associated with the use on nearby uses.  7. Sits design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalts and building entrances, and between waskways on the subject property and existing or planned walkwern abutting properties.  8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZCCBD5/4-12-93									<u> </u>		
FOOT	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.

	SS	DIREC	CTIONS	S: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
	A SG REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRE D Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.n
	Public Utility  Government Facility (continued)  Public Transit Sheller	None	None	o	0	0	100%	15 feet above average building elevation.	1	See Spec. Reg. 3	None	-9Any-portion of a structure that exceeds 30 feet above average building elevation must be set backfrom the frost preperty the one-foot for each five feet that portion exceeds 30 feet above average building elevation.  19. Height of structure must be consistent with the Downtown-Pian Chapter of the Comprehensive Pian.  1. May be permitted only if it will not unreasonably impede pedestrian inovernent or create traffic safety problems.  2. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Pian chapter of the Comprehensive Pian.  3. May install transit route and information signs and markers.
	Public Park	il-the- etructure- exceeds 35'- ebove- everage- building- elevation,- then- Process IIB,- Chapter 152, and- A.D.R Chapter 142- Otherwise, A.D.R Chapter 142.	None	Will be by-case	estermines besis	on a cas		80 test above average building elevation. See Special Regulation 2. No-maxi—mum. See—Special-Regulations—6 and 7.		8	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, 39 feet;  b. Within 50 feet of Kirkland Way, 52 feet;  c. Within 50 feet of Kirkland Way, 65 feet;  d. Within 60 feet of Kirkland Way, 78 feet.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  4. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject
	ZC-CBD50/4-12-93											property.  REGULATIONS CONCLUDED ON NEXT PAGE
ය ය ග ග	FOOTN	OTES								L		For other Information about perking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

ONS	DIREC	TIONS	FIRS	T, read down	to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
asn REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		MS UIRED YA	ARDS	COVERAGE	TOR TURE	APE	)RY	REQUIRED PARKING SPACES	CBD-5 50.30.0
$\Box$	REQUII	lot si	FRONT	SIDE	REAR	Lor co	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUII	SPECIAL REGULATIONS
Public Park (continued)											Any portion of a structure that exceeds 30 feet above average building elevation must be set be from the trort property line one-foot for each five-feet that portion exceeds 30 feet above average building elevation.      Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Feet and Chapter of the Chapter of t
									:		
ZC-CBD5P/4-12-93											
FOOTNO	DTES										PAGE  For other information about perking and perking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

		<u>0</u>	-						, across for REGUL	<del></del> -			Zone   Section
ı		AT	SS	N	MINIM	UMS QUIRED Y.	A BDC	MA	XIMUMS			23	CBD-6 50.35.a
	USE 🗸	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Office Use See Spec. I		#the-structure-exceeds 351 seven-exceeds 351 seven-everage-building-elevation, then Process IIB; Chapter-162, and-A.D.RChapter 142.	None	20*	5 feet, but two side yards must equal at least 15 feet	10*	80%	26 ft. sbove sverage building elevation. No maxi- mum. See- Special- Regulations. 8 and 9.	<u>D</u> -€	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>This use may not be located north of the alignment of Soth Avenue.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The height of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ul> </li> <li>Ancilizing assembly and manufacture of goods on premises may be permitted as part of an office use it:         <ul> <li>The enciliany assembled or manufactured goods are subordinate to and dependent on this office use; and</li> <li>The outward appearance and impacts of this office use with anciliary assembly and manufacturing activities must be no different from other office uses.</li> </ul> </li> <li>The following regulations apply to veterinary offices only:         <ul> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Since the subject property.</li> <li>A certification to this effect, signed by an Acoustical Engineer, must be submitted with the A.D.I and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ul> </li> <li>South of the alignment of Soth Averaue, the entire zone must be physically integrated both in site and building permit applications, and between walkways on the subject property and existion or paramed wa</li></ol>
	FOO	TNO	OTES					• • • • • • • • • • • • • • • • • • •					- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

SNC	DIREC	TIONS	FIRS	T, read dow	n to find us	o THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART  Zone   Section
asn REGULATIONS	REQUIRED REVIEW PROCESS		<u>REC</u>	JMS QUIRED Y	ARDS	COVERAGE	TOF TURE SWININ	APE ORY	RY	REQUIRED PARKING SPACES	CBD-6 Section 50.35.b
$\bigcirc$	REQUIR	LOT SIZE	FRONT	SIDE	REAR	Lor co	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIR PARKIN	SPECIAL REGULATIONS
Dwelling Units See Spec. Reg. 2	fithe structure—exceeds 35'-sbove. sverage—building—elovetion, finan. Process IIB,—Chapter—152, and—A-D-R.—Chapter—142.	None	20'	5 ft., but two side yards must equal at least 15 ft.	10'	80%	25 ft. above average building elevation. No meed	D		1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. This use may not be located south of the alignment of Sbdh Avenue.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  4. North of the alignment of Sbdh Avenue, the entire zone must be physically integrated both in ethe and building design. In addition, site design must include installation of pedestrian linkages between building design. In addition, site design must include installation of pedestrian intrages between building design. In addition, site design must include installation of pedestrian routes in the power of the structure of the Comprehensive Plan.  5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proporty the foreign of a structure that exceeds 30 feet above everage building elevation must be set-bed from the foreign of a structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
ZC-CBD6B/4-12-93				<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
) FOOTNO	OTES							L			- For details of the regulations in this category, see Chapter 100.  - For information of the regulations in this category, see Chapter 95.  - For details of what may exceed this height limit, see Chapter 115.  - For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	: FIRS	T, read dow	n to find use	A THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
Ĭ.	82	N	MINIMU	MS		MA	XIMUMS			82	Zone Section
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-6 50.35.c  SPECIAL REGULATIONS
Development Containing Attached or Stacked Dweiling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/ Cultural and/or Recreational Factities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use See Special Regulation 4	if the structure exceeds 65' shove average building elevation, then Process-IIB IIA, Chapter 162 150, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20° Sex	10' Spec. F	10°	80%	78 feet above average building elevation. See also Special Regulation 3. Ne-mod-mum- See-Special-Regulations-16 and 17.	G- D- See Special Reg. 13	D	See Section 105.25, See Section 60 of this Chepter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The City may permit a discresse or require an increase in setbacks to be determined as part of the developmental approval. The development shall provide significant openness adjacent to Sbth Street and building forms shall be grouped towards the center of the subject property with low components towards the pertineter of the subject property.</li> <li>No portion of a structure on the subject property within 100 feet of the northerly boundary of Several Avenue may exceed the lower of 2 stories or 25 feet above the elevation of Severth Avenue as measured at the midpoint of the frontage of the subject property on Severth Avenue.</li> <li>The site must be designed so that residential use occupies the northern portion of the site with stacked or attached dwelling units tacing on and oriented toward Severth Avenue and Fith Street north of Sbth Avenue. Non-residential uses permitted in this use listing must only occupy the southern portion of the site and must be generally oriented towards Central Way and Sbth Street. No non-residential uses no any components for any non-residential use may be located on nor oriented toward Severth Avenue or Fith Street north of Sbth Avenue. In the southern portion of this site, residential uses are permitted above the ground floor only.</li> <li>The entire zone must be physically integrated both in site and building design.</li> <li>Vehicutar access for the residential portions of this site must be from Severth Avenue or Fith Street north of Sbth Avenue. Withouter access for non-residential uses and components of the site must be on Central Avenue or Fith or Sbth Streets south of Sbth Avenue. The applicant may be require to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sbth Avenue.</li> <li>The design and</li></ol>
EOOTNO	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.

SN	DIREC	CTIONS	: FIRS	T, read down to	find use.	THEN, I	acrosa for REGUL	ATIONS	-	USE Z	ZONE CHART
SSECULATIONS	OCESS		MINIMU RE(	IMS QUIRED YARI	DS_		TIMUMS			ACES	Zone Section — 50.35.d
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Development Containing Attached or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/ Cultural and/or Recreational Facilities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use (continued)											9. Ancillary assembly and manufacture of goods on premise may be permitted as part of an office use if:  a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and  b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.  10. Ancillary assembly and manufacture of goods on premise may be permitted as part of a retail establishment it:  a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.  b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.  11. The following uses are not permitted in this zone:  a. Veterinary offices.  b. Vehicle and/or boat sale, repair, service, and rentail.  12. Access for drive-through facilities must be approved by the Public Works Department.  13. Landscape Category C is required if the subject property is located adiaboration the RS 5.0. Planned Areas 78 or 70 zones.  14. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert the Arry portion of a structure final accessed 30 feet above average building elevation must be set backfrom the front property line one toot for each five feet that portion exceeds 30 feet above average building elevation.  15. Height of structure must be consistent with the Dewntown Plan Chapter of the Comprehensive Plan.
w wFOOTN	OTES		L								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height fimit, see Chapter 115.  For details regarding required yards, see Chapter 115.
e Grootia							-				For details regarding required yards, see Chapter 115.

SNO	DIRE	CHONS	FIRS	T, reed down	n to find use	THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART  Zone Section
A REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OUIRED Y.	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-6 50.35.e  SPECIAL REGULATIONS
Private Club or Lodge  Church	If the—structure—skeeds 35 above—average—building—slevetion;—then—Process IIB Ghapter—162, and—A: Chapter—142.  Otherwise, A.D.A. Chapter—142		20'	S ft., but two side yerds must equal at least 15 ft.	10'	80%	25 ft. above average building elevation. No maxi— mum. See— Special. Regulations 6 and 7.	D See Spec. Reg. 5 See Spec. Reg. 5	В	See Section 105.25. See Section 60 of this Chapter.  One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 4. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The entire zone must be physically integrated both in site and building design. In addition, site of must include installation of pedestrian inhages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan between public sidewalce and building entrances and between webways on the subject property and existing or planned walkways on abutting properties.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facede of that portion of the structure which is persilled to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ul> </li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facede Regulations" for further details.</li> <li>No parking is required for daycare or school anciliary to the use.</li> <li>Landscape Category C is required if the subject property is adjacent to the R.S. 5. Planned Areas 7B or 7C zones.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property in front preparty line one toot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive P</li> </ol>
FOOT	NOTES	<u> </u>	<u> </u>		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.

IONS	DIREC				n to find us		across for REGUL	ATIONS	<b>.</b>	USE 2	Zone Section
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	1	CBD-6 50.35.f  SPECIAL REGULATIONS
School, Day-Care Center or Mint School or Day-Care Center  ZC-C8D6E/4-12-93	Hithe—structure—exceeds 96'- exceeds 96'- ex	None	20'	5 feet, but two side yards must equal ct least 15 feet	10"	80%	25 ft. sbove average building elevation. No mad- mum See- Special- Regulations- 10-and 11:	D	8	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The entire zone must be physically integrated both in alte and building design. In addition, ofter design must include installation of pedestrian linkages between public side webs and building entrances and between welfavays on the subject property and existing or planned walkways on abuting properties, consistent with the major pedestrian routes in the Downtown Ptan chapter of Comprehensive Ptan.</li> <li>A stx-foot-high fence to required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least five test.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and extent of the abuting right-of-way improvements.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The height of that portion of the structure shall not exceed 55 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regulation" for further details.</li> </ul> </li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any-pertion of a structure that exceeds 30 feet above average building elevation must be est before the foot person of the structure must be consistent with the Downtewn Plan Chapter-of the Gemprehensive interpretation.</li> </ol>
FOOTN	OTES					i					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For Information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding regulated yards, see Chapter 115.

TONS					n to find us		across for REGUL	ATIONS	T	1	ZONE CHART Zone Section
S S S S S S S S S S S S S S S S S S S	CESS		REC	JMS QUIRED Y	ARDS		XIMUMS			ACES	CBD-6 50.35.g
${}$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility  Government Facility  Community Facility	If the structure exceeds 25'-ebove exceeds 25'-ebove exerage building eleverition, then Process IIB-; Chapter 142. ————Otherwise, A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	25 feet above average building elevation. Ne mast—mum See—special-Regulations 4-and 5.	ADS99 Spec. Reg. 2 D See Spec. Reg. 2	В	See Section 105.25, See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consisters with the regulations of Section 65 of this Chapter.  2. Landscape Category C is required if subject property is adjacent to the RS 5.0 or Planned Areas 7B or 7C zones. 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 nearby uses.  3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  4. Any portion of a structure that exceeds 30 feet above average building elevation must be set be from the front property line-one-feet for each five feet that portion exceeds 30 feet above average building-elevation.  5. Height of structure must be consistent with the Dewntewn Plan Chapter of the Comprehensive
Public Transit Sheller	None	None	0	0	ď	100%	15 feet 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-cbd6e/4-13-83 ) FOOTN	OTES		1								- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

LATIO	ESS		MINIMU	MS UIRED Y	ARDS		XIMUMS			S	<b>Zone</b> Section CBD-6 50.35.h
A S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	azis loi	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATION
Public Park  2C-C8D6G/4-12-93	tither structure-exceeds \$5'-above average-building elevation, then-Process IIB,-Ohapter-152, and-AcD-ROhapter-142.	None	Will be case be	determine sis	on a cas	a-by-	25 feet above average building elevation. Ne made-mum. See-Special Regulations—3 and 4:		В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  3. Any portion of a structure that exceeds 30 feet above average building elevation must be set bear from the front property line-one foot for each five feet that portion exceeds 30 feet above average building elevation.  4. Height of structure must be consistent with the Bowntown Plan Ghapter of the Comprehensive Plant of the Comprehens
FOOTN	OTES		I								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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[FA]	CESS	N	AINIMU REQ	MS UIRED Y	ARDS		XIMUMS			SPACES	CBD-7 50.40.a
A SSG REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP/	SPECIAL REGULATIONS
Station str.		22,500 sq. ft.	40' See	15' Spec. F	15' eg. 3	80%	39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.	B ↑ See Special Reg. 5	E	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way grust be consistent with the regulations of Section 65 of this Chapter.</li> <li>May not be more than two vehicle service stations at any intersection.</li> <li>Gas pump Islands may extend 20 feet into the front yard. Canoples and covers over gas pump latitude may not be more than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the section in Chapter 115 entitled "Outdoor Underly, and Storage" for further regulations.</li> <li>Site design must include installation of pedestrian languages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landacepe Category A is required if the subject property is adjacent to Planned Area 78.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property the first property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive-Plan.</li> </ol>
Tavern stranger stran	ha- solure- ceeds 65- owe- erage- liding- syction,- on Process- , Chapter- 2, and- 9-R- sapter 142- herwise,- D.R.	None	20° See:	Spec.	0 leg. 2		39 feet above average building elevation. No maximum. See Special Regulations.	D-B- See Special Reg. 4	E	1 per each 125 sq. ft. of gross floor erea. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category 8 is required if the subject property is adjacent to Planned Area 78.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set bed from the front-property line one foot for each five feet that portion exceeds 30 feet above average building elevation</li> <li>Height of structure must be consistent with the Downtown Plan Ghapter of the Comprehensive Plan of the regulations in this category, see Chapter 105.</li> <li>PAGE</li> </ol>

SNO	DIREC	TIONS	: FIRS	T, read do	en to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART  Zone Section
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	SIZE		MS OURED Y		COVERAGE	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-7 Section 50.40.b
$\langle \rangle$	REQU REVI	LOT	FRONT	SIDE	REAR	LOT (	HEIG	CATE	SIGN	REQU	SPECIAL REGULATIONS
Fast Food Restaurant	#-the- structure- exceeds 65/ shove- everage- building- elevation; then- Process IID; Chapter- 162, and- A-D-P; Chapter- 142. ————————————————————————————————————	None	20' See	0 Spec. 1	0 Feg. 2	80%	39 feet above average building elevation. Ne-maxi-mum: See-spectal Regulations-7-and 0:	D-A-See Special Reg. 6	E	1 per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>Must provide one outdoor waste receptacle for every eight parking statis.</li> <li>Access for drive-through factities must be approved by the Public Works Department.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Ptan chapter of the Comprehensive Ptan.</li> <li>Landscape Category A is required if the subject property is adjacent to Ptanned Area 7B.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation.—</li> <li>Height of structure must be consistent with the Downtown Ptan Chapter of the Comprehensive Ptan.</li> </ol>
Entertehiment, Cultural and/or Recreational Facility  Hotel or Motel  ZC-CBD7B/4-12-93	H-the- structure- exceeds 35' ebove- average- butiding- elevetion- then- Process IIB- Ghapter- 152, and- A-D-R- Chapter- 142- Gtherwise, A.D.R. Chapter 142	None	See	O Spec.	0 Qag. 2	80%	39 feet above average building elevationNo-maxi	D-8-See Special Reg. 5 D-8-See Special Reg. 5	E	See Section 105.25, See Section 60 of this Chapter. One for each room. See Spec. Reg. 3 See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillar meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Lendscape Category 8 is required if the subject property is adjacent to Planned Area 78.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties on NEXT PAGE</li> </ol>
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

	(TIC	92	N	MINIMU	JMS		МА	XIMUMS			83	Zone   Section
,	REGULATIONS	REQUIRED REVIEW PROCESS	T SIZE	FRONT	UIRED Y	REAR	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-7 50.40.c
CX PK  HK (OX  AT  Est  that	deblishment, other en those listed, vited, or prohibited	-ti-the- structure- -exceeds 35'- sbove	I.OTI	20'	O Spec. F	. 0	80%	39 feet above average building elevation.	CY Dise Special Reg. 8		1 per each 350 sq. ft. of gross floor area.	SPECIAL REGULATIONS  6. Any portion of a structure that exceeds 30 feet above average-building elevation must be set be from the front-preperty line one foot for each five feet that portion-exceeds 30 feet above average building elevation.  7. Height of structure must be consistent with the Dewntown Plan-Chapter of the Comprehensive F.  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No setback is required adjacent to Third Street.
go se ba fin	Establishment, other than those fisted, crimited, or prohibited in this zone, selling goods or providing banking and related financial services.	sverage- building- elevation, then- Process IIS, Chepter- 152, and- A.D.R. Chepter- 142. Otherwise, A.D.R. Chapter 142	<u>.</u>					No-mad— mum: See- Special Regulations— o and 10.			See Section 60 of this Chapter.	<ol> <li>Access for drive-through facilities must be approved by the Public Works Department.</li> <li>Anothery assembly and manufacture of goods on the premises of this use are permitted only it:         <ul> <li>The assembled or manufactured goods are directly related to and dependent upon this use, or available for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no other and consumption of food may include, as part of this use, access seating it:</li></ul></li></ol>
F	OOTNO	OTES				<b>L</b>						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

ONS	DIREC	TIONS	FIRS	T, read dov	vn to find use	e THEN,	across for REGUL	ATIONS		USE Z	Zone CHART Zone Section
C S S REGULATIONS	REQUIRED REVIEW PROCESS	AZIS TO.	FRONT	MS QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-7 50.40.d
	tithe- structure- exceeds-35'- sbove- exceeds-35'- ex	None	20' See	0	0 eg. 2	80%	39 feet above average building elevation. No maximum: See Special Regulations 6 and 7.	PD See Special Reg. 5	В	See Section 105.25. See Section 60 of this Chapter. One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 4 See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No setback is required adjacent to Third Street.  3. Site design must include installation of pedestrian linkages between public aldewalts and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  4. No parking is required for daycare or school ancillary to the use.  5. Landscape Category C is required to the subject property is adjacent to Planned Area 78.  6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  7. Height of structure must be sensicient with the Downtown Plan Chapter of the Comprehensive Plan.
Office Use	If the structure — exceeds 36°-	None	20' See	O Spec.	O Geg. 2	- <b>80%</b>	38 feet above average building elevation. No-mad- mum- See- Special- Regulations- 6-and-7-	O See Spectal Reg. 6	D	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No setback is required adjacent to Third Street.  3. Anciliary assembly and manufacture of goods on premises may be permitted as part of office use a. The anciliary assembled or manufactured goods are subordinate to and dependent on this offices; and  b. The outward appearance and impacts of this office use with anciliary assembly and manufacturing activities must be no different from other office uses.  4. The following regulations apply to veterinary offices only:  a. May only treat small entimals on the subject property.  b. Outside runs and other outside facilities for the animals are not permitted.  PLEGULATIONS CONCLUDED ON NEXT PAGE
FOOTN			<u> </u>		<u>.                                    </u>	<b>!</b>					PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

asn EGULATIONS	DIREC	HONS	FIRS	T, read dow	en to find use	o THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
ĀŢ	8	7	MINIMU			MA	XIMUMS	•		23	CBD-7 50.40.e
OL.	S		REC	UIRED Y	ARDS	¥8				SPACES	50.40.e
USE SAN	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Office Use (continued)  School, Daycare Center, or Mini-School or Daycare Center	fithe— structurer exceeds 25'- above— average— building— elevation— then— Precess IIBy Chapter— 152, and— A.D.R.— Chapter— 142.— Otherwise,— A.D.R. Chapter— 142	None	20' See	O Spec. F	o eg. 2	80%	39 fest above average building elevation. No mast- mum. See Special Regulations 10 and 11.	D	В	See Section 105.25, See Section 60 of this Chapter.	<ol> <li>C. Site must be designed so that notes from this use will not be audible off the subject property. certification to this effect signed by an acoustical engineer must be submitted with the A.D.R. butking permit applications.</li> <li>d. A veterinary office is not permitted if the subject property contains dwelling units.</li> <li>Site design must include installation of pedestrian linkages between public sidewells and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B.</li> <li>Refer to Chapter 1 to determine if other provisions of this Code may apply to the subject property. Any-portion-of-a extracture that exceeds 20 feet above average building elevation must be set bed from the front-property-line one-feet for each five feet that floriton-aveceds 30 feet above average building elevations.</li> <li>Height-of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 66 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>A stx-foot-high tence is required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health certainces and between walkways on the subject proper</li></ol>
FOOTN	OTES				<u></u>	<b>I</b>					- For other information about penting 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.

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SE C	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS
School, Daycare Center, or Mini-School or Daycare Center (continued)  Stacked or Attached Dwelling Units	il the- structure- exceeds 35'- sheve- average- building- elevation, then- Process IIB, Chapter- 152, and A-D-R: Chapter- 142.  Otherwise, A.D. R. Chapter 142	None	20' See	O Spec.	0 Reg. 2	80%	39 feet above average building elevation. No madenum. See Special Regulations-6-and-7.	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol> <li>Any-portion of a structure that exceeds 30 feet above average-building elevation must be set be from the front property-line one tool for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive Fig. 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>This use must be part of a mixed use development on the subject property containing retail and office uses.</li> <li>Site design must include installation of pedestrian linkages between public adewalks and builds entrances and between walkways on the subject property and existing or planned walkways on abuting properties consistent with the major pedestrian routes in the Downtown-Plan chapter of Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any-portion of a ctructure that exceeds 30 feet above average building elevation must be eat between the front property-time one foot for each-five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive Fig.</li> </ol>
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SNO	DIREC	CTIONS	FIRS	T, read dos	en to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART  Zone Section
as a second	CESS	N	MINIMU REC	JMS QUIRED Y	'ARDS		XIMUMS			SPACES	<b>Zone</b> Section CBD-7 50.40.g
A AREGU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY		SPECIAL REGULATIONS
Government Facility Community Facility	II the structure exceeds 35' ebeve-sverage building elevation; then Process IIB, Chapter 152, and Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See	O Spec.	0 Seg. 2	80%	39 feet above average building elevation. No-maxi- mum. Sec. Special- Regulations 5-and 6.	_D A See Special Reg. 3 _D-e See Special Reg. 3	8	See Section 105.25, See Section 60 of this Chapter,	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li><u>Landscape Category C is required if the subject property is adjacent to Planned Area 78.</u> 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 nearby uses.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set back—from the front property line one-toot for each five feet that portion exceeds 30 feet above average—building elevation.</li> <li>Height of structure must be consistent with the Dewntown Plan chapter of the Comprehensive Plan.</li> </ol>
Public Transit Shelter	None	None	0	0	:	100%	15 feet 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 markets.
	If the- structure— exceeds 36' above— average— building— elevation,— then Process— IIB, Chapter 152, and— A.D.R. Chapter 142.—	None		e determ			39 feet above average building elevation. No-maxi		В	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any perion of a structure that exceeds 30 feet above average building elevation must be ast backfrom the front property line one-foot for each five foot that portion exceeds 30 feet above average — building elevation.</li> <li>Height of structure must be consistent with the Downtown Ptan-chapter of the Comprehensive Ptan-</li> </ol>
ZC-CBD7G/4-12-93	Otherwise, A.D.Fl. Chapter 142										
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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REGULATIONS	D PROCESS	1	MINIMU	JMS QUIRED Y	ARDS_		XIMUMS			ACES		11	0.45.a
	REQUIRED REVIEW PR	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	
Restaurant or Tavern See Special Regulation 9	If the structure - exceeds 65' above - average-building elevation, then - Process IIB, Chapter 142 Otherwise, A.D.R. Chapter 142 142	None	20'	O ec. Reg.	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-maxi.— See-Special Regulations—14-and—15:	D-A-See Special Reg. 13	E	One per each 125 aq. ft. of gross floor area. See also Section 60 of this Chapter.	regulations of Section 65 of this Chi 2. No front yard setback is required ac a. Central Way; b. First, Second, and Third Streets c. Third Avenue between Second; d. Height of structure may be measure both.  5. No portion of a structure within 100 north of this zone may exceed 30 fe Market Street as measured at the in Fourth Avenue, or Market Street.  6. No portion of a structure within 40 fe Central Way as measured above th Way.  7. Structures shall be modutated and t shall be grouped towards the cente the perimeter of the subject property 8. The maximum height of structures of the applicant provides subterranee portion of the subject property or th under this paregraph will be review 125 of this Code. As part of the Pt derived from providing this addition building mass.  9. This use is permitted only if the sut designed so that this use is primer this use may be located on or orior Street or Fourth Avenue, if the sut Second Street or Fourth Avenue, if	facent to:  a, except within 100 feet of PR 3.6, PLA Street and Third Street.  rear yard abutting the PR 3.6 zone is 5 is ad above existing grade or average built  feet of the PR 3.6, PLA 7A and PLA 7B aet above the elevation of Third Avenue hidpoint of the frontage of the subject pri- aet of Central Way may exceed 39 feet a midpoint of the frontage of the subject amazed on the hillside in this zone. The r of the subject property with lower com- y.  on the subject property may be increased in parking for uses in the CBD-1 or CBD are proposed structure available for public and decided upon as a Planned Unit JD process, the City will determine when all parking is sufficient to allow the increa- bled property abuts Central Way. No as ted towards Third Avenue between Firs bject property abuts Third Avenue between Firs bject property abuts Third Avenue between the site and buildings must be designed	est.  Ing elevation, but it zones located to tit Fourth Avenue, or operty on Third Avenue, or operty on Central ataliest building for conents located to d by 1-story or 13 f-2 zones or makes c parking. Any pro Development, Chinare in height and are in height and atte and building mit great and street and specific endo o provide residentic
FOOTN	OTES		<u> </u>								For other information about parking and     For details of the regulations in this cate     For information of the regulations in this     For details of what may exceed this help     For details regarding required yards, se	gory, see Chapter 100. category, see Chapter 95. ght limit, see Chapter 115.	PAGE

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	K S S S S REGULATIONS	>	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT DAN DAN DAN	MS PUIRED Y EMS	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone CBD SPECIAL RE	-8 50	0.45.b
0-3	Restaurant or Tavern (continued)	33											<ol> <li>Drive-in facilities and drive-through facilities are not</li> <li>The site must be designed so that vehicles coming from residential neighborhoods to the north of this z</li> <li>Site design must include itristaliation of pedestrian it entrances and between welloways on the subject probutting properties consistent with the major pedest Comprehensive Plan.</li> <li>Landscape Category B is required if the subject proor PR 3.6 zones.</li> <li>Refer to Chapter 1 to determine what other provision property.</li> <li>Any pertion of a structure that exceede 80 feet about from the front property the one foot for each five to building elevation.</li> <li>Height of structure must be consistent with the Down</li> </ol>	from and going to the access.  Integes between public sperty and edisting or pintan routes in the Down sperty is adjacent to the major of this Code may appear a sverage building election in the portion exceeds in the portion exce	eldewalks and building samed walkways on fown Plan chapter of the Planned Areas 7A or 7B ply to the subject valien must be set back-30 feel above average
366	FOOT	<b>V</b> C	TES		· L								For other information about parking and parking areas, a For details of the regulations in this category, see Chapt For information of the regulations in this category, see C For details of what may exceed this height limit, see Chapter 115.	er 100. hapter 95,	PAGE

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	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone CBD-8 SPECIAL REGULA	5	ection 0.45.c	
0 = 3	Fest Food Restaurant See Special Regulation 9	H-the- structure- exceeds 35'- shove- sverage- building- elevation, then- Process III8, Chapter- 152, and. A-D-R: Chapter- 142 Citherwise, A.D.R. Chapter 142	None	20' See S	O ec. Reg.	O Pand 3	80%	52 feet above average building elevation	D. A. See. Special Reg. 13.	E	1 per 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet c. Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PF.</li> <li>Height of structure may be measured above existing grade both.</li> <li>No portion of a structure within 100 feet of the PFI 3.6, PLA north of this zone may exceed 30 feet above the elevation of Market Street as measured at the midpoint of the frontage of Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may above the elevation of Central Way as measured above the property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in shall be grouped towards the center of the subject property in the perimeter of the subject property.</li> <li>The maximum height of structures on the subject property in the applicant provides subternancen perking for uses in the portion of the subject property or the proposed structure averaged this peragraph will be reviewed and decided upon as 125 of this Code. As part of the PUD process, the City will derived from providing this additional parking is sufficient to building mass.</li> <li>This use is permitted only if the subject property abuts Central use may be located on or oriented towards 3rd Avenue between the site and buildings must be designed to provide resident Avenue. If the subject property abuts 3rd Avenue between the site and buildings must be designed to provide resident.</li> </ol>	of PR 3.6, PLA  t 3.6 zone is 5 if or average bulk  7A and PLA 7B if Third Avenue, if the subject pro- exceed the lower midpoint of the ithis zone. The with lower complete the subject pro- exceed the lower midpoint of the ithis zone. The with lower complete the subject pro- exceed the lower indipoint of the ithis zone. The with lower complete the subject public a Planned Undit determine whet exitors the subject pro- exceed the lower ithis zone. The ithis zone is the ithis zon	7A, and PLA 7B zones, est.  ing elevation, but not zones located to the Fourth Avenue, or operty on Third Avenue or et-2 steries-er-39 test frontage of the subject to tallest building forms conents located towards d by 1-story er-13 feet if 2 zones or makes a c parling. Any proposa povelopment, Chapter her the public benefit ase in height and ite and building must b ect or component of the and 2nd Street or 4th Avenue	), t
366	FOOTN	OTES										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 9 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.	5.	PAGE	

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	USE	REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		JMS DUIRED Y		COVERAGE	HEIGHT OF STRUCTURE S	CAPE	ORY	REQUIRED PARKING SPACES	Zone Section 50.45.d
	igwedge	⇔	REQU	LOT	FRONT	SIDE	REAR	101 C	HEIGI	LANDSCAPE	SIGN CATEGORY	REQU	SPECIAL REGULATIONS
	Fast Food Restaurant (continued)	4-12-93										<del>13.</del>	<ol> <li>Drive-in facilities and drive-through facilities are not permitted in this zone.</li> <li>The site must be designed so that vehicles coming from and going to the site will be directed award from residential neighborhoods to the north of this zone.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category A to required it the subject property is adjacent to the Planned Areas 7A and 7B and PR 3.6 zones.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any position of a structure that exceeds 30 feet above everage building elevation must be set best from the front property the one-toot for each five-feet that-portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Planneth Plan</li></ol>
3366	FOO	TNO	DTES	·	<u> </u>								PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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Entertabrement/ Cultural analor Flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Facility Encoded for- flucrostional Encoded for- flucrostic Encoded for- flucros	USE	REGULATION	REQUIRED REVIEW PROCESS	SIZE	RE(	XUIRED Y		COVERAGE		ANDSCAPE	IIGN SATEGORY	REQUIRED	CBD-8 50.45.e
	Cultural and Recreational Hotel and M See Spectal Regulation 5	Vor d Facility	If the- structure- exceeds 35'- above- average- building- elevation, then- Process IIB- Chapter 152, and- A.D.R. Chapter 142- Otherwise, A.D.R. Chapter		20'	0	0	<del></del>	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-maxi-num-See-Special-Regulations-	D-6 See Special Reg.	E	See Section 105.25. See also Section 60 of this Chapter. One per each room. See Spec. Reg. 10. See also Section 60 of this	<ol> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above additing grade or everage building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones focated to the north of this zone may exceed the lewer of 2 steleseer 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject propert on Third Avenue, Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the epitheeter of the subject property are property with lower components located towards the epitheeter of the subject property or the proposed structure evallable for public parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.</li> <li>This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use to primarily oriterated towards Central Way. No aspect or component of this use may be located on or orie</li></ol>
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.	w FOO	TNO	OTES										For information of the regulations in this category, see Chapter 95, For details of what may exceed this height limit, see Chapter 115.

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	USE SSU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIA	AL REGULATION	s
<b>(</b> ) =	Entertainment/ Cutturel end/or Recreational Facility (continued) Hotel and Motel (continued)										12.	<ol> <li>The parking requirements for hotel or mote meeting rooms and convention facilities. A determined on a case-by-case basis.</li> <li>The site must be designed so that vehicles from residential neighborhoods to the north statistic of pedentrances and between walkways on the subutting properties consistent with the major the Comprehensive Plan.</li> <li>Landscape Category 8 is required if the sur 78 and PR 3.6 zones.</li> <li>Refer to Chapter 1 to determine what other property.</li> <li>Any portion of a structure that exceeds 30 from the front property the one-tool for each building elevations.</li> <li>Height of structure must be consistent with</li> </ol>	Additional parking requirents coming from and going to the of this zone.  Ideatrian linkages between subject property and existive property and existive property is adjacent arbitrary provisions of this Code in the linkage provisions of this Code in the linkage provisions of this code in the linkage provisions of th	nents for ancillary uses shall be the site will be directed away  public sidewalks and building ng or planned walkways on Downtown Plan chapter of to the Planned Areas 7A and nay apply to the subject
9 9	FOOTNO	DTES		<u></u>		<del></del>						For other information about parking and parking For details of the regulations in this category, se For information of the regulations in this categor For details of what may exceed this height limit, For details regarding required yards, see Chapte	iee Chapter 100. bry, see Chapter 95. t, see Chapter 115.	PAGE
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	S S S REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		UIRED Y		COVERAGE	HEIGHT OF MIN	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.g
	\ \	REQ	101	FRONT	SIDE	REAR	ľOľ	HEL	CAT	SIGN	REQ	SPECIAL REGULATIONS
•	Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing services including banking and related financial services.  See Special Regulation 9	Ithe. structure- exceeds 85'- sbove. average- building- elevation; then- Process IIIS, Chapter 152, and A.D.R. Chapter 142- Ciherwise, A.D.R. Chapter 142	None	20' See S	0 Sec. Reg.	0 ≥ and 3	. 80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. Ne-maxi-num. See – Special Regulations-17-and-18-	D-B-See, Special Reg.	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regutations of Section 65 of this Chapter.  2. No front yard setback is required adjacent to:  a. Central Way;  b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above existing grade or average builting elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower ef-2 atorise ef-30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject propert on Third Avenue, Fourth Avenue, or Market Street.  5. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.  7. Structures shall be modulated and terraced on the hillside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 1-atery en-12 feet if the applicant provides subterranean periding for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parting. Any propose under this peragraph will be reviewed and decided upon as a Planned Unit Development the designed so that this use is primarily ortened towards that Avenue between First Street and Second Street or Fourth Avenue, if the subject property shuts Central Way. The site and building must be designed so that this use is primarily ortened towards Third Avenue between First Street and Second Street or Fourth Av
0-33	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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	SE SECULATIONS	REQUIRED REVIEW PROCESS	SIZE	FRONT	OUIRED Y		COVERAGE	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.h
	Any Retail Establishment, other than those specifically itsted, limited, or prohibited in this Zone, selling goods or providing services including banking and related financial services (continued)	RE	LOT	FR	3CDS	REAR	LOT	HH.	CA	SIG	RE	SPECIAL REGULATIONS  10. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle sales, repair, service, or rental. c. Drive-in facilities and drive-through facilities.  11. Landscape Category B shall be provided if the subject property is adjacent to Planned Areas 7A, 7B, or PR 3.6, Boat sales, repair, service, or rental shall provide a Landscape Category Curless the subject property is adjacent to Planned Areas 7A, 7B, or PR 3.6 zones, then Landscape Category A is required.  12. Boat repair and service shall be conducted within an enclosed structure.  13. A use involving the preparation and consumption of food may include, as part of this use, accessory seating if: a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and
												<ul> <li>b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</li> <li>14. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.</li> <li>15. Site design must include installation of pedestrian tribages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>16. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>17. Any portion of a structure that exceeds 30 feet above average building elevation must be set backfrom the front property the energies for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>18. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.</li> </ul>
9	ZCCBD8H/4-12-93								<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
3 3 3 3	FOOTN	OTES			<u>L</u>	·						- For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge	If the structure exceeds 05'-ebove-average-building elevation, then. Presesse IIB: Chapter-162, and-7.D:R: Chapter-142.  Otherwise, A.D.R. Chapter-142	None	20'	O ec. Reg.	o e and 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum, See-Special Regulations 13-and 14.	D & See Special Reg. 12	В	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zor.</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or average building elevation, but in both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Average, or Market Street as measured at the midpoint of the frontage of the subject property on Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The tallest building form shall be grouped towards the center of the subject property with lower components located towards the epiticant provides subterranean periting for uses in the C8D-1 or C8D-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Anyour 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.</li> <li>This use is permitted only if the subject property abus Central Way. If the subject property abusing the designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue between First Street and Second Street or Fourth Avenue, the site an</li></ol>
FOOTN	OTES	<del></del>			1					<u> </u>	PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	<b>≥</b>	REQUIRED REVIEW PROCESS	101	FRONT	SIDE	REAR	2 101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club of Lodge (continued)	r											11. Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
												12. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, and PR 3.6 zones.
											<del>13.</del>	13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
												13: Any portion of a structure that exceeds 30 feet above average Building elevation must be set back—from the front property the one foot for each five feet that pertion exceeds 30 feet above average building elevation.
												14. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.
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												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.
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$\Box$		REQUIRED REVIEW PROCESS	LOT SI	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use		lithe-structure-exceeds-25'-ebeve-exceeds-25'-ebeve-exceeds-25'-ebeve-everage-building-elevation,—then-then-then-then-then-then-then-then-	None	20' See S	O sec. Reg.	0 2 end 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maxi-num-See-Special-Regulations. 15 and 16-	D ← See Special Reg. 14	D	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard setback to required adjacent to: a. Central Way; b. First, Second, Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above additing grade or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.  6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.  7. Structures shall be modulated and terraced on the hillside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 4-story on-13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.  9. The following regulations apply to veterinary offices only: a. May only treat small animals on the subject property.
ZC-CBD8/	4-12-93											REGULATIONS CONCLUDED ON NEXT PAGE
e FOC	TNO	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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USE C		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone CBD-8 SPECIAL REGUI	Section 50.45.i
Office Use (continued)	2-93										14-	<ol> <li>c. Site must be designed so that noise from this use will A certificate to this effect signed by an Acoustical England building permit applications.</li> <li>d. A veterinary office is not permitted if the subject proper to the contract of the subject proper to the contract of the subject proper office use; and</li> <li>d. The ancillary essembled or manufactured goods are office use; and</li> <li>d. The outward appearance and impacts of this office us facturing activities must be no different from other office us facturing activities must be no different from other office.</li> <li>if the subject property abuts Third Avenue between First Avenue, the site and buildings must be designed to proving actiacent to Third Avenue and Fourth Avenue.</li> <li>The site must be designed so that vehicles coming from a from residential neighborhoods to the north of the zone.</li> <li>Site design must include installation of pedestrian linkage entrances and between walkways on the subject property abuting properties consistent with the major pedestrian of the Comprehensive Plan.</li> <li>Landacape Category C is required if the subject property PB.3.6 zones.</li> <li>Refer to Chapter 1 to determine what other provisions of property.</li> <li>Any pertion of a structure-that exceeds 30 feet above avertion the front property the one-foot for each five-feet that building elevation.</li> <li>Height of structure must be consistent with the Downtown</li> </ol>	pheer must be submitted with the A.D.R. only contains dwelling units.  se may be permitted as part of an office subordinate to and dependent on the se with anciliary assembly and manufice uses.  Street and Second Street, or Fourth ide residential character and scale and going to the site will be directed away as between public sidewalk and building y and existing or planned walkways on routes in the Downtown Plan chapter is adjacent to Planned Areas 7A, 7B, and this Code may apply to the subject enage building elevation must be set bask-portion exceeds 30 feel-above average-
S FOOT	NC	TES		<u> </u>								For other information about parking and parking areas, see Ct. For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 1 For details of what may exceed this height limit, see Chapter 1 For details regarding required yards, see Chapter 115.	PAGE 195.
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US -	C REGU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATION	NS
Church ZC-C	:BD8/4-12-93	Ethe- structure- exceeds 55' ebove- everage- building- elevation; then- Process IIB, Chapter- 152; and - A.D.R. Chapter- 142- Otherwise, A.D.R. Chapter 142	None	20'	0 ec. Reg.	0 2 and 3	80%	52 test above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum: See-Special Regulations—14-and 15:	O D Sage Special Reg.	В	1 per every four people besed on meximum occupancy load of any area of worship. See Spec. Reg. 12. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-way in regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3 c. Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutiting the PR 3.6 zo both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and north of this zone may exceed 30 feet above the elevation of Third Market Street as measured at the midpoint of the frontage of the suffourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed Central Way as measured above the midpoint of the frontage of the Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zo shall be grouped towards the center of the subject property with low the perimeter of the subject property.</li> <li>The maximum height of structures on the subject property may be if the applicant provides subterranean periting for uses in the CBD-1 portion of the subject property or the proposed structure available for under this peragreph will be reviewed and decided upon as a Plam 125 of this Code. As part of the PDD process, the City will determine derived from providing this additional parking is sufficient to allow the building mass.</li> <li>This use is permitted only if the subject property abuts Central Way Third Avenue between First Street and Second Street or Fourth Avenue between First Street and Second Street or Fourth Avenue designed to provide residential character and scale adjacent to 1 from residential neighborhoods to the north of this zone.</li> <li>REGULATIONS CONCLUDED ON NEXT PAR</li> </ol>	6, PLA 7A, and PLA 7B zones; ne is 5 feet.  ge building elevation, but not  PLA 7B zones located to the Avenue, Fourth Avenue, or bject property on Third Avenue, 39 feet above the elevation of subject property on Central  ne. The tailest building forms are components located towards  for CBD-2 zones or makes a r public parking. Any proposal and Unit Development, Chapter whether the public benefit ine increase in height and  If the subject property abuts mue, the site and buildings mus hird Avenue and Fourth Avenue to the site will be directed away
ప్రా	OOTNO	<b>DTES</b>										For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	PAGE

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	REQUIRED REVIEW PROCESS	lot size	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATION	is
Church (continued)  ZC-CBD8N/4-12-93			1	92		1			S		11. Site design must include installative entrances and between walkways abutting properties consistent with of the Comprehensive Plan.  12. No periding is required for daycare PR 3.6 zones.  14. Refer to Chapter 1 to determine way property.  14. Any perion of a structure-that experion the front property-line one for building elevation.  15. Height of structure must-be consistent for details of the regulations in this cate. For information of the regulations in this cate. For details of what may exceed this hell.	on the subject property and existing the major pedestrian routes in the period of the major pedestrian routes in the period of the subject property is adjacent that other provisions of this Code receds 30 feet above average builds for each five feet that portion existent with the Downtown Plan chapters with the Downtown Plan chapters are chapter 100.	ing or planned walkways or e Downtown Ptan chapter it to Planned Areas 7A, 7B, may apply to the subject ing elevation must be set to coods 30 feet above averaged the Comprehensive.

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	A S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT SEA	UMS QUIRED Y	VARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.0  SPECIAL REGULATIONS
0-3	School, Daycare Center or Miri-School or Daycare Center	If the- structure— exceeds 35'- above— average— building— elevation— Process IIS, Chapter— 152, and— A.D.R. Chapter— 142.*  Cthecutes— A.D.R. Chapter— 142.*	None	20'	0 ec. Reg.	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-maid-num. See-Special-Regulations-18 and 19.	D	В	See Section 105.25. See also Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or sverage builting elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the trontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The taliest building forms shall be grouped towards the center of the subject property with lower components located towards the pertineter of the subject property.</li> <li>The maximum height of structures on the subject property may be increased by 4-atery e-13 feet if the applicant provides subterranean perking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure svalizable for public perking. Any proposal under this peragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional perking is sufficient to allow the increase</li></ol>
366	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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	NS NS	DIREC	CTIONS	FIRS	T, reed dow	n to find use	o THEN,	ecross for REGUL	ATIONS		USE 2	ONE CHART
	A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OMS QUIRED Y	ARDS STAN	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.p
0-3	School, Daycare Center or Mini-School or Daycare Center (continued)				S.		7	H			<b>X</b> A	<ol> <li>A stx-foot high fence is required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least 5 feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>Site design must include installation of pedestrian finkages between public sidewalks and building entrances and between watkways on the subject property and existing or planned watkways on sbutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 39 feet above average building elevation must be set best-trem the frest property line-one toot for each five-feet that portion exceeds 39 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan:</li> </ol>
3 G G	FOOTNO	DTES										- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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ATIC	83	N	INIMU			MA	XIMUMS			23	Zone Section CBD-8 50.45.q
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units  ZC-CBD8/4-12-93	fi the- structure- skeeds 35'- above- average- building- elevation,- then- Process IIB,- Chapter 152, and- A.D.R Chapter 142 Ctherwise,- A.D.R. Chapter 142.	None	20'	0 ec. Reg.	O Pand 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8, No. maxi	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zor.</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side end/or rear yard sbutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or average building elevation, but in both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Averue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Averue. Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillettle in this zone. The tailest building for shall be grouped towards the center of the subject property with lower components located to the perimeter of the subject property.</li> <li>The maximum height of structures on the subject property may be increased by 4 stery-er-13 if the applicant provides subterranean periting for uses in the CBD-1 or CBD-2 zones or makes in portion of the subject property or the propesed structure evallable for public parking. Any propunder this peragraph will be reviewed and decided upon as a Planned Unit Development, Cla 125 of this Code. As part of the PUD process, the City will determine whether the public bens derived from providing this additional parking is sufficient to allow the increase in height and building mass.</li></ol>
FOOTN	OTES		7								- 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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as EGULATIONS	CESS	7	MINIMU REQ	JMS QUIRED Y	ARDS		KIMUMS			CESS	<b>Zone</b> Section - 50.45.r
A REGUI	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units (continued)											<ol> <li>Site design must include installation of pedestrian linkages between public sidewalks and build entrances and between well-ways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set be from the frost property line one tool for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Dewntown Plan chapter of the Comprehensive Feet and the comprehensive Feet and the Comprehensive Feet and</li></ol>
FOOTNO	OTES				<u></u>						For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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ATIC	83	N	INIMU			MA	XIMUMS			N	Zone Section CBD-8 50.45.s
AFFECTIONS  REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	ERONT SE	QUIRED Y	ARDS	LOT COVERAGE	HEIGHT OF STRUCTURE	CATEGORY	BIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS  1. The development of the subject property or adjacent rights-of-way must be consistent with the
C-C8D8/4-12-93	structure—exceeds 95'- shove—exemple—building—elevation; then—152; and—A.D.R., Chapter—142:———————————————————————————————————			ec. Reg.	_	OUT6	sz real above average building elevation or existing grade. See Special Regulations 4 themsel- mum. See- Special Regulatione -12-end-13.	See Special Reg.	8	Section 105.25. See also Section 60 of the Chapter.	<ol> <li>The development of the studyed property of adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B z.</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or average building elevation, but both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to to north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The tallest building for shall be grouped towards the center of the subject property with lower components located to the perimeter of the subject property or the proposed structure evaluable for public parking. Any proposal until sparagraph will be reviewed and decided upon as a Planned Unit Development, Chapter 1 this Code. As part of the PUD process, the City will determine whether the public benefit derift from providing this additional parking is sufficient to allow the increase in height and building to the area of the City as a whole.</li> <li>REGULATIONS CONCLUDED ON NEXT PAGE</li> </ol>
FOOTNO	OTES										- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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SNC	DIREC	CTIONS	S: FIRS	iT, read dow	vn to find us	• THEN,	across for REGUL	ATIONS	· <b></b> -	USE 2	ZONE CHART
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A SECU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
Government Facility Community Facility  ZC-CBD8T/4-12-93	ti-the- structure- exceeds 35'- ebove- average- building- elevation, then. Process IIB, Chapter- 152, and. A.D.R. Chapter- 142. Otherwise, A.D.R. Chapter 142	None	20' See S	o ec, Reg.	0 end 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. Ne-maid-num. See-Special Regulatione 12-and 13.	D & See Spec. Reg. 9.	-	See Section 105.25. See also Section 60 of this Chapter.	18. Landscape Category C is required if the exhibit property is ediscert to Planmed Areas 7A, 7B, or PR 3.6 zones. Landscape Category A or B may be required dispending on the type of use on the subject property and the impacts associated with the use on reachy uses.  12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject properties. Perform the front property line one-feet-for each five feet that portion accords 30 feet above average building-elevation-must be est beet-from the front property line one-feet-for each five feet that portion accords 30 feet above average-building-elevation-must be consistent with the Dewntown Plan chapter of the Comprehensive Plan. Height of structure must be consistent with the regulations of Section 65 of this Chapter.  2. No front yard setback is required adjacent to:  a. Central Way:  b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;  c. Third Avenue between Second Street and Third Street.  3. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.  4. Height of structure may be measured above existing grade or average building elevation, but not both.  5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street as measured above the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street as measured above the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street as measured above the midpoint of the frontage of the subject property on Third Avenue, fourth Way as measured above the midpoint of the frontage of the subject property on Third Avenue, or Third Structures shall be modulated and terraced on the hilliside in this zon
e DFOOTNO	dtes										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	CSE ASSI	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
0-3	Government Facility (continued)  Public Transit Shelter	None	None	0	O	0	100%	15 fest above average building elevation.		See Spec. Reg. 2		B. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, or PR 3.6 zones. 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 nearby uses.  10. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of the zone.  11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  12. Any portion of a structure that exceeds 30 test above average building elevation must be set benthern the front property line one foot for each live feet that portion exceeds 30 test above average—building elevation.  13. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plant.  14. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.  2. May install transit route and information signs and markers.
366	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 SS SS SS SS SS SS SS SS SS SS SS SS	DIREC	TIONS	FIRS	T, read dov	m to find use	THEN	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Park	# tP9-	None		e determi			52 feet above	-	В	See	1. The development of the subject property and adjacent rights-of-way must be consistent with the
	expeeds 35'		a cas	b-by-case	Desis.		average building			Section 105,25,	regulations of Section 65 of this Chapter.
	ebove- average- building-					ļ	elevation. See Special			See also Section 60	Height of structure may be measured above existing grade or above average building elevation of both.
	elevation,-				1	1	Regulations 2 through 6.		1	of this Chapter.	3. No portion of a structure within 100 feet of the PR 3.6, PLA 7A, and PLA 7B zones located to t
	_then- - <del>Process IIB,</del> -						No maxi- mum. See.				north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Av Fourth Avenue, or Market Street, as measured above the midpoint of the frontage of the subje
	Chapter— 152, and—						Special.				property on Third Avenue, Fourth Avenue, or Market Street.
	A.D.P. Chapter 142						0 end 10.				No portion of a structure within 40 feet of Central Way may exceed the lewer of 3 stories er 35 above the elevation of Central Way, as measured above the midpoint of the frontage of the su property on Central Way.
	Otherwise:										5. Structures shall be modulated and terraced on the hillside in this zone. The tailest building for
	A.D.R. Chepter	1		<u>:</u>							shall be grouped towards the center of the subject property with lower components located tow the perimeter of the subject property.
:	142										6. The maximum height of structures on the subject property may be increased by 1-ctery er-13 it the applicant provides subternanean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chap 125 of this Code. As part of the PUD process, the City will determine whether the public beneficiently from providing this additional parking is sufficient to allow the increase in height and but mass.
				İ		ļ					7. The site must be designed so that vehicles coming from and going to the site will be directed a from residential neighborhoods to the north of this zone.
		!									8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject pr
								-			Any portion of a structure that exceede 30-feet above average building elevation must be set to from the front properly line one foot for each five feet that portion exceeds 30 feet above averabuilding elevation.
									į	1	10? Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive
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ZC-CBD8V4-12-93				<u> </u>		<u> </u>	<u> </u>			<u></u>	
											For other information about parking and parking areas, see Chapter 105.  PAGE
											- For details of the regulations in this category, see Chapter 100.  - For information of the regulations in this category, see Chapter 95.
FOOTNO	OTES						L				For details of what may exceed this height limit, see Chapter 115.
				Щ.							For details regarding required yards, see Chapter 115.

## PUBLICATION SUMMARY OF ORDINANCE NO. 3366

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE AND AMENDING ORDINANCE 3311 (FILE NO. IV-89-60).

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

Chapter 50 - Central Business District (CBD) Zones

50.10.a.-d.CBD-1 Use Zone Charts

50.15.a.-k.CBD-2 Use Zone Charts

50.20.a.-h.CBD-3 Use Zone Charts

50.25.a.-l. CBD-4 Use Zone Charts

50.30.a.-i. CBD-5 Use Zone Charts

50.35.a.-g.CBD-6 Use Zone Charts

50.40.a.-f. CBD-7 Use Zone Charts

50.45.a.-u.CBD-8 Use Zone Charts

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

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

Section 3. Authorizes publication of the Ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the \_\_20th \_\_ day of \_\_April 1993.

I certify that the foregoing is a summary of Ordinance <u>3366</u> approved by the Kirkland City Council for summary Publication.

Deputy City Clerk

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SUM-2740.APR/TS:cw