

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:

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


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

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

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

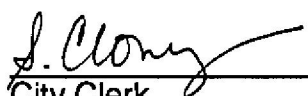
PASSED by majority vote of the Kirkland City Council in regular, open meeting this
20th day of April, 1993.

SIGNED IN AUTHENTICATION THEREOF on this 20th day of
April, 1993.



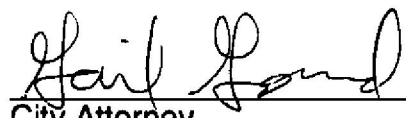
Mayor

Attest:



Deputy City Clerk

Approved as to Form:





City Attorney

OR89-80.APR/TS:am

CHAPTER 50 - CENTRAL BUSINESS DISTRICT (CBD) ZONES

50.05 User Guide. The charts in Section 10 through 50 of this Chapter contain the basic zoning regulations that apply in the CBD 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.

USE  	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	
			FRONT	SIDE	REAR							
<p>This column contains all of the uses that may locate in this zone. If a use is not listed, it is not allowed in this zone. Each use listed is subject to all of the regulations listed in the columns to the right of that use.</p>	<p>This column lists the review processes that the City will use to evaluate and approve or disapprove each listed use. If 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 Official.</p>	<p>This column lists the minimum required lot size for each listed use. Where applicable, the minimum lot size for each unit or for an entire complex is also listed.</p>	<p>These columns list the minimum yards required for each use. Chapter 115 of this Code establishes what structures, improvements, and activities may or may not take place in these required yards.</p>	<p>See Spec. Reg. #1.</p>	<p>This column lists the maximum height of structures allowed 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.</p>	<p>See Spec. Reg. #2.</p>	<p>See Spec. Reg. #3.</p>	<p>This column establishes the parking requirement for each listed use. For some uses, a specific number of stalls 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.</p>	<p>This column contains any special regulations, standards, or decisional criteria that may apply to each listed use. Some of these requirements are absolute, while others contain decisional criteria or more general standards. Where decisional criteria are listed, the City will use these criteria to determine if a proposed use is appropriate and as a basis for imposing limitations and conditions on the proposed use and development.</p> <ol style="list-style-type: none"> This column lists the maximum amount of lot coverage allowed for each use. Maximum lot coverage is a defined term. Consult Chapter 5 of this Code. This column lists the Landscaping Category for each use. The footnote references the chapter that specifies the buffers that must be provided, depending on the uses or zones that adjoin the subject property. This column lists the sign category for each use. The footnote references the chapter that provides full information on allowable signs for each use. 			
<p>ZC-CH50/4-12-93</p>										<p>For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.</p>		

FOOTNOTES

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ATTACHMENT A

0-9388

USE
REGULATIONS

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

USE ZONE CHART

Zone
CBD-1

Section
50.10.a

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

SPECIAL REGULATIONS

Restaurant or 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

0

0

0

100%

52 feet above average building elevation. See Special Regulation 2. ~~No maximum. See also Special Reg's 3 & 4.~~

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E

One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- 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.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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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ZC-CBD14-9-93

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

USE ZONE CHART

Zone
CBD-1

Section
50.10.b

USE
REGULATIONS

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

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

Hotel or Motel

Entertainment, Cultural and/or Recreational 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 0 0

100%

52 ft. above average building elevation. See Special Regulation 6. No max. - See also Spec. Reg's 7 & 8.

D
D

E

One for 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.

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- The following uses are not permitted in this zone:
 - Vehicle service stations.
 - Vehicle and/or boat sale, repair, service or rental.
 - Drive-in facilities and drive-through facilities.
- Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
 - The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.
 - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- A use involving the preparation and consumption of food may include, as part of the use, accessory seating if:
 - The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and
 - It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- 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.
- 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.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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ZC-CBD1W-21-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-1

Section
50.10.c

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

MAXIMUMS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Fast Food
Restaurant

If the structure exceeds 35' above 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 maximum. See else Spec-Reg's 4 & 5.

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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 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. 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.
4. 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 20 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation.
5. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD14-21-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-1

Section
50.10.d

USE

REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

MAXIMUMS

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 35' above average building elevation, then Process 11B, Chapter 152, and A.D.R. Chapter 142

None

0

0

0

100%

52 feet above average building elevation. See Special Regulation 5. ~~No max. height. See also Special Reg's 6 & 7.~~

D

B

See Section 105.25. See Section 60 of this Chapter.

Office Use

Otherwise, A.D.R. Chapter 142

None

0

0

0

100%

D

D

One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.

Stacked or Attached Dwelling Units

Otherwise, A.D.R. Chapter 142

None

0

0

0

100%

D

A

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 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.
3. Ancillary assembly and manufacture of goods on premises 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.
4. The following regulations apply to veterinary offices only:
 - a. May only treat small animals on the subject property.
 - b. Outside runs and other outside facilities for the animals are not permitted.
 - c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.
 - d. A veterinary office is not permitted if the subject property contains dwelling units.
5. 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.
- ~~5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.~~
- ~~6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.~~
- ~~7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

ZC-CBD14-21-93

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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FOOTNOTES

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

USE ZONE CHART

Zone
CBD-1

Section
50.10.e

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE	MINIMUMS		
	REQUIRED YARDS		
	FRONT	SIDE	REAR

MAXIMUMS	
LOT COVERAGE	HEIGHT OF STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

School, Day-care
Center or Mini
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 max. height. See also Special Regs 8 & 9.~~

D

B

See Section 105.25 and Section 60 of this Chapter.

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- A six-foot high fence is required along all property lines adjacent to outside play areas.
- Structured play areas must be set back from all property lines by at least five feet.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).
- 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.
- 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 60 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 60 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD1/4-21-93

FOOTNOTES

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

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

USE ZONE CHART

<p>Zone CBD-1</p>	<p>Section 50.10.f</p>
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USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Utility	<p>If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 3. No maximum. See also Special Reg's 4 & 5.	<p>D A See Special Reg. 5</p>	B	See Section 105.25 and Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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. <u>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.</u> 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 60 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 60 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. <u>Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the Government Facility on nearby uses.</u> use

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ZC-CBD1/4-21-83

FOOTNOTES

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

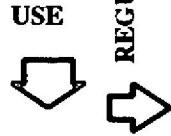
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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
CBD-1

Section
50.10.g



REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

MAXIMUMS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Government Facility
Community Facility

If the structure exceeds 35' above average building elevation, then Process II.B, 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 2. ~~No max-imum: See also Spec-Reg's 4 & 5.~~

~~B~~
~~C~~
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 Government 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 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.~~
5. ~~Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

ZC-CBD14-21-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-1

Section
50.10.h

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRE D YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Public Transit
Shelter

None

None

0

0

0

100%

15 feet above
average
building
elevation

—

See
Spec.
Reg.
2

None

1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
2. May install transit route and information signs and markers.

Public Park

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

Will be determined on a case-by-case basis.

52 feet above average building elevation. See Special Regulation 2. No max. See also Special Regulations 3 and 4.

—

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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
4. ~~Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 60 feet above average building elevation.~~
4. ~~Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

ZC-CBD1H4-21-93

- 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.

FOOTNOTES

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

USE ZONE CHART

**Zone
CBD-2**

**Section
50.15.a**

USE ↓ REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
A Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services	If the structure exceeds 35' above average building elevation, then Process IB, Chapter 152, and A.D.R. Chapter 142	None	0	0	0	100%	a. 4 stories or 52 ft. above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza;	-B D See Special Reg. 12	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The following provisions, which supersede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: <ol style="list-style-type: none"> A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property. Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard. No structure, other than moored structures, may be waterward of the high waterline. For regulation regarding moorages, see the moorage listings in this zone. 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 areas. The following uses are not permitted in this Zone: <ol style="list-style-type: none"> Vehicle service stations. Vehicle or boat sales, repair, service or rental. Drive-in facilities and drive-through facilities. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. A use involving the preparation and consumption of food may include, as part of this use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 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.
Entertainment, Cultural and/or Recreational Facility	Otherwise, A.D.R. Chapter 142					b. 3 stories or 39 ft. above each abutting right-of-way measured at the midpoint of the frontage of the subject property on each right-of-way.	-B D See Special Reg. 12	E	See Section 105.25 and Section 60 of this Chapter.		
Hotel or Motel							-B D See Special Reg. 12	E	One for each room. See Special Regulation 6 and Section 60 of this Chapter.		
Restaurant or Tavern						No maximum. See also Special Regulations 10 and 11.	-B D See Special Reg. 12	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.		

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REGULATIONS CONCLUDED ON NEXT PAGE

<p>FOOTNOTES</p>	For other information about parking and parking areas, see Chapter 105.	<p>PAGE</p>
	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 REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-2
		FRONT	SIDE	REAR								
A Retail Establishment, selling goods or providing services, including banking and related financial services Entertainment, Cultural and/or Recreational Facility; Hotel or Motel; Restaurant or Tavern (continued)										7. 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. 8. This development may also be regulated under the City's Shoreline Master Program; consult that document. 9. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. 10. <u>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above building elevation.</u> 11. <u>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.b, and will normally include terracing of upper floors and modulation of front facades.</u> 12. <u>Landscape Category B is required if the subject property is adjacent to WDI zone.</u> 13. <u>Any portion of a structure that exceeds 90 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 90 feet above average building elevation.</u> 14. <u>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</u>		

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ZC-CBD2/4-21-93

FOOTNOTES

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

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

USE ZONE CHART

**Zone
CBD-2**

**Section
50.15.c**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
<p>School, Day-Care Center, or Mini School or Day-Care Facility</p>	<p>If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	0	0	0	100%	<p>a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza;</p> <p>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.</p> <p>No maximum. See Special Regulations 11 and 12.</p>	D	B	See Section 105.25 and Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: <ol style="list-style-type: none"> A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average parcel depth is hereby established on the subject property. Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone. A 6-foot high fence is required along all property lines adjacent to outside play areas. Structured play areas must be set back from all property lines by at least five feet. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155). 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. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. <u>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.</u> <u>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.b, and will normally include terracing of upper floors and modulation of front facades.</u>

ZC-CBD2/4-21-93

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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USE



REGULATIONS



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

USE ZONE CHART

Zone
CBD-2

Section
50.15.c-2

SPECIAL REGULATIONS

School, Day-Care
Center, or Mini
School or Day-Care
Facility

- 11: 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.
- 12: Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD2/4-8-83

FOOTNOTES

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

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

USE ZONE CHART

<p>Zone CBD-2</p>	<p>Section 50.15.d</p>
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USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
<p>Private Club or Lodge</p> <p>Office Use</p>	<p>If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	0	0	0	100%	<p>a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza;</p> <p>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.</p> <p>No maximum. See Special Regulations 9 and 10.</p>	<p>D See Special Reg. 11 ⊕</p> <p>D See Special Reg. 11 ⊕</p>	<p>B</p> <p>D</p>	<p>See Section 105.25 and Section 60 of this Chapter.</p> <p>One per 350 sq. ft. of gross floor area. See Section 60 of this Chapter.</p>	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: <ol style="list-style-type: none"> 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. Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone. Must provide public pedestrian access from an 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 areas. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. 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. Veterinary offices are not permitted in this Zone. 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. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. <u>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.</u>

ZC-CBD2/4-9-83

REGULATIONS CONTINUED ON NEXT 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 85.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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FOOTNOTES

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

USE ZONE CHART

Zone
CBD-2

Section
50.15.e

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Private Club or
Lodge; Office
Use--continued

- 10. 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 b, and will normally include terracing of upper floors and modulation of front facades.
- 11. Landscape Category C is required if the subject property is adjacent to WDI zone.
- 0. Any portion of a structure that exceeds 20 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation.
- 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD2/4-21-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-2

Section
50.15.f

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Stacked or Attached Dwelling Units	<p>If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	0	0	0	100%	<p>a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza;</p> <p>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.</p> <p>No maximum. See Special Regulations 7 and 8.</p>	<p>B D</p>	A	1.7 per unit See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington: <ol style="list-style-type: none"> 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. Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high waterline yard. No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone. Must provide public pedestrian access from an 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 areas. 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. 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. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. <u>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.</u> <u>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.</u> <u>Any portion of a structure that exceeds 20 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation.</u> <u>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</u>

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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ZC-CBD24-21-93

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

USE ZONE CHART

**Zone
CBD-2**

**Section
50.15.g**

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Public Access Pier
or Boardwalk

Process HB-
Chapter
452 and
ADR
Chapter
142

None

Landward of the high
waterline
0 0 0
Waterward of the high
waterline
0 10' 0
See also Special
Regulation 9

-

Pier decks
may not be
more than 24
ft. above
mean sea
level. Diving
boards and
similar
features may
not be more
than 3 ft.
above the
deck.

-

See
Spec.
Reg.
8

-

1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
2. No accessory uses, buildings, or activities may be permitted as part of this use.
3. If a structure will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.
4. May not treat structures with creosote, oil base, or toxic substances.
5. Must provide at least one covered and secured waste receptacle.
6. All utility lines must be below the pier deck and, where feasible, underground.
7. Piers must be adequately lit; the source of the light must not be visible from off the subject property.
8. The pier or boardwalk 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.
9. The side property line yards may be reduced for over water public access piers or boardwalks which connect with waterfront public access on adjacent property.
10. 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.
11. This development may also be regulated under the City's Shoreline Master Program; consult that document.
12. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

ZC-CBD2F/4-9-83

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FOOTNOTES

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

PAGE

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

USE ZONE CHART

**Zone
CBD-2**

**Section
50.15.h**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Moorage Facility for One or Two Boats	A.D.R. Chapter 142	None	Landward of the high waterline 0	0	0	100%	Pier decks may not be more than 24 ft. above mean sea level. Diving boards and similar features may not be more than 3 ft. above the deck.	-	See Spec. Reg. 10	See Section 105.25 and Section 60 of this Chapter.	<ol style="list-style-type: none"> 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. Moorage structures may not extend waterward beyond a point 150 ft. from the high waterline. 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. If moorage structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use. May not treat structures with creosote, oil-based, or toxic substances. Moored structures may not be closer than 25 feet to another moored structure not on the subject property. Must provide at least one covered and secured waste receptacle. All utility lines must be below the pier deck and, where feasible, underground. Piers must be adequately lit; the source of the light must not be visible from off the subject property. 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. Covered moorage is not permitted. 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. 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. This development may also be regulated under the City's Shoreline Master Program; consult that document.

ZCCBD2G/4-9-93

REGULATIONS CONCLUDED ON NEXT PAGE

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

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

USE ZONE CHART

Zone
CBD-2

Section
50.15.i

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Moorage Facility For
One or Two Boats
(continued)

General Moorage
Facility

Process 48-
IIA, Chapter
462 150
and A.D.R.
Chapter
142

None,
but must
have at
least 100
ft. of
frontage
on Lake
Wash-
ington

0
See
Reg.

0
also
11

0
Spec.

100%

Landward of
the high
waterline 39
feet above
average
building
elevation. ~~No~~
~~maximum.~~
See Special
Regulations
23 and 24.
Waterward of
the high
waterline,
pier decks
may not be
more than 24
ft. above
mean sea
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.

15. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
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 area.
 - 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 for 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 will not interfere with the public use and enjoyment 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, if:
 - 1) Storage tanks are underground and on dry land; and
 - 2) The use has facilities to contain and clean up oil and gas spills.
 - b. An over-water shed, which is no more than 50 square feet and not more than 10 feet high as measured from the deck, accessory to oil and gas sale for boat.
 - c. Boat and motor sales and leasing.
 - d. Boat or motor repair and service if:
 - 1) This activity is conducted on dry land and either totally within a building or totally sight screened from adjoining property and the right-of-way; and
 - 2) All dry land motor testing is conducted within a building.
 - e. Meeting and special events rooms.
5. Must provide public pedestrian access from an adjoining right-of-way to and along the entire water-front of the subject property within the high waterline yard. In addition, the City may require that 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 areas. **CONTINUED NEXT PAGE**

ZC-CBD214-9-83

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-2

Section
50.15.j

USE



REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

General Moorage Facility (continued)

6. 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.
7. 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.
8. Must provide public restrooms unless moorage is available only for the residents of dwelling units on the subject property.
9. If moored structures will extend waterward of the Inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.
10. May not treat moored structures with creosote, oil-based, or toxic substances.
11. No moorage structure may be within:
 - a. 100 ft. of a public park;
 - b. 50 ft. of any abutting lot that contains a detached dwelling unit; and
 - c. 25 ft. of another moorage structure not on the subject property.
12. Must provide at least two covered and secured waste receptacles.
13. All utility lines must be below the pier decks and, where feasible, underground.
14. Piers must be adequately lit; the source of the light must not be visible from off the subject property.
15. 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.
16. Covered moorage is not permitted. Aircraft moorage is not permitted.
17. A high waterline yard equal in depth to the greater of 15 ft. 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.
18. Balconies that are at least 15 ft. above finished grade may extend up to 4 ft. into the high waterline yard.
19. No structures, other than moorage structures, may be waterward of the high waterline.

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REGULATIONS CONTINUED ON NEXT PAGE

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FOOTNOTES

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

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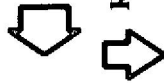
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
CBD-2

Section
50.15.k

USE



REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

General Moorage Facility (continued)

- 20. 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.
- 21. This development may also be regulated under the City's Shoreline Master Program; consult that document.
- 22. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
- 23. South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.
- 24. 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 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.
- 25. 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.
- 26. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-2

Section
50.15.1

USE

REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

MAXIMUMS

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

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%

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.~~

~~A~~
D
See Special Reg. 2

C
D
See Spec. Reg. 2

B

B

See Section 105.25 and Section 60 of this Chapter.

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- Landscape Category C is required if the subject property is adjacent to WDI zone. 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 Government Facility on nearby uses.
- 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.
- No structures, other than moorage structures, may be waterward at the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.
- 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.
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
- South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.
- 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.
- ~~Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.~~
- ~~Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

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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ZC-CBD2K/4-21-93

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

USE ZONE CHART

Zone
CBD-2

Section
50.15.m

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	0	0	0	100%	15 ft. above average building elevation	--	See Spec. Reg. 2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.
Public Park	<p>If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	Will be determined on a case-by-case basis.				<p>a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza;</p> <p>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.</p> <p>No maximum - See Spec Reg 6&7</p>	--	B	See Section 105.25 and Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The design and facilities of the park should emphasize its waterfront location. 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. This development may also be regulated under the City's Shoreline Master Program; consult that document. May not use lands waterward of the high waterline to determine lot size or to calculate allowable density. South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation. 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. Any portion of a structure that exceeds 90 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 90 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.



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ZC-CBD2L/4-21-93

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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USE

REGULATIONS


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

USE ZONE CHART

Zone
CBD-3

Section
50.20.a

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

SPECIAL REGULATIONS

Entertainment, Cultural, and/or Recreational 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

20'

0

0

80%

39 feet above average building elevation. See Spec. Reg. 2.
 No maximum. See Special Regulations 8 and 9.

D
 See Special Reg. 8
 B
 D
 See Special Reg. 8

E
 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.

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- No portion of a structure within 100 feet of the southerly boundary of 2nd Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.
- 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.
- 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.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- 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.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, D, or J.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD3/12-9-92

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

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FOOTNOTES

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3
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DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone CBD-3	Section 50.20.b
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USE REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						

Restaurant or Tavern	If the structure exceeds 95' above average building elevation, then Process 1B, Chapter 162, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20'	0	0	80%	30 feet above average building elevation. See Special Reg. 2. No maximum. See Special Regulations 8 and 9.	B D See Special Reg. 8	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation. 3. 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. 4. If a portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 5. Drive-in facilities and drive-through facilities are not permitted in this zone. 6. Site and building design must include installation of pedestrian bridges consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 8. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, D, or J. 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.
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ZC-CBD3/4-12-93

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

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

USE ZONE CHART

**Zone
CBD-3**

**Section
50.20.c**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
<p>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</p>	<p>If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20'	0	0	80%	<p>39 feet above average building elevation. See Special Regulation 3. No maximum. See Special Regulations 10 and 11.</p>	<p>D See Special Reg. 10 ⊕</p>	E	<p>One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.</p>	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The following uses are not permitted in this Zone: <ol style="list-style-type: none"> Vehicle service stations. Vehicle or boat sales, repair, service, or rental. Fast food restaurants. Drive-in facilities and drive-through facilities. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation. 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. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. A use involving the preparation and consumption of food may include, as part of the use, accessory seating if: <ol style="list-style-type: none"> The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled 'Distance Between Structures Regarding Maximum Horizontal Facade Regulation' for further details. 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.

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REGULATIONS CONCLUDED ON NEXT 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.

FOOTNOTES

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USE REGULATIONS

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

USE ZONE CHART

Zone
CBD-3

Section
50.20.d

SPECIAL REGULATIONS

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
<p>Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing services, including banking and related financial services (continued)</p> <p>Private Lodge or Club</p>	<p>If the structure exceeds 35' above average building elevation; then Process UB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20'	0	0	80%	39 feet above average building elevation. See Special Regulation 3. No minimum. See Special Regulations 7 and 8.	C D See Special Reg. 7	B	See Section 105.25. See Section 80 of this Chapter.	<p>9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>10. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, D, or J.</p> <p>16. 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.</p> <p>14. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</p> <p>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</p> <p>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.</p> <p>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.</p> <p>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 horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>5. 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.</p> <p>6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>7. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J.</p> <p>7. Any portion of a structure that exceeds 60 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.</p> <p>8. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</p>

ZC-CBD3/4-12-93

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.

FOOTNOTES

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

USE ZONE CHART

Zone
CBD-3

Section
50.20.e

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Office Use	<p>If the structure exceeds 25' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20'	0	0	80%	39 feet above average building elevation. See Spec. Reg. 3. No max. - See Special Regulations 9 and 10.	D See Special Reg. 9 - 0	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists. No portion of a structure within 100 feet of Planned Area 6C may exceed 25 feet above average building elevation. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Sites 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. A veterinary office is not permitted if the subject property contains dwelling units. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if: <ol style="list-style-type: none"> The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. <u>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J.</u> <u>Any portion of a structure that exceeds 20 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation.</u> <u>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</u>

ZC-CBD3/4-9-93

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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FOOTNOTES

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

USE ZONE CHART

Zone
CBD-3

Section
50.20.f

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Stacked or Attached Dwelling Units	# the structure exceeds 65' above average building elevation; then Process 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 Spec. Reg. 2. No maximum. See Special Regulations 7 and 8.	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No portion of a structure within 100 feet of the southern boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. This use must be part of a mixed use development on the subject property containing retail end/or office uses. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
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 style="list-style-type: none"> For this use, only one dwelling unit may be on each lot regardless of size. This use may only be located west of State Street. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

179-CBD3/4-9-93

FOOTNOTES

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

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

USE ZONE CHART

**Zone
CBD-3**

**Section
50.20.g**

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Church

If the structure exceeds 35 feet above average building elevation, then Process 1B, 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 3. No maximum. See Special Regulations 6 and 9.

D
See Special Reg. 8
th

B

One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 6. See Section 60 of this Chapter.

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 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.
5. 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.
6. No parking is required for day-care or school ancillary 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.
8. Any portion of a structure that exceeds 60 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.

7C-CBD3/4-9-93

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.

PAGE

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

USE ZONE CHART

Zone CBD-3	Section 50.20.h
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USE REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
School, Day-Care Center, or Mini-School or Day-Care Center	If the structure exceeds 35' above average building elevation, then Process 118, 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. No maximum. See Special Regulations 12 and 13.	D	B	See Section 105.25. See Section 80 of this Chapter.	<ol style="list-style-type: none"> 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-foot-high fence is required along all property lines adjacent to outside play areas. 3. 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. 4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation. 5. Structured play areas must be set back from all property lines by at least five feet. 6. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 7. 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. 8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155). 9. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 10. 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. 11. Refer to Chapter 1 to determine what other provisions of this code may apply to the subject property. 12. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 13. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD3/4-9-93

0
 3
 9
 6
 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.

PAGE

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

USE ZONE CHART

Zone
CBD-3

Section
50.20.i

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility Government Facility Community Facility	# the structure exceeds 25' above average building elevation, then Process 118, Chapter 152, and A.D.R. Chapter 142 Otherwise A.D.R. Chapter 142	None	20'	0	0	60%	30 ft. above average building elevation. See Spec. Reg. 2. No max. min. See Special Regulations 7 and 8.	C See Special Reg. 3 A D See Special Reg's 3 and 4 E	B B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation. <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.</u> <u>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J.</u> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Heights of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Public Transit Shelter	None	None	0	0	0	100%	15 ft. above average building elevation	—	See Spec. Reg. 3	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Master Plan of the Comprehensive Plan. May install transit route and information signs and markers.

ZC-CBD3/4-11-93

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

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

USE ZONE CHART

**Zone
CBD-3**

**Section
50.20.j**

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATION

Public Park

~~If the structure exceeds 35' above average building elevation, then Process JB, Chapter 152, and A.D.R. Chapter 142.~~

Otherwise, A.D.R. Chapter 142

None

~~Will be determined on a case-by-case basis~~

~~39 feet above average building elevation. See Special Reg. 3. No maximum. See Special Regulations 5 and 6.~~

-

B

~~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. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.~~
- ~~3. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.~~
- ~~5. 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 20 feet above average building elevation.~~
- ~~6. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

ZC-CBD3J/4-11-93

- 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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FOOTNOTES

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1
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USE
REGULATIONS

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

USE ZONE CHART

Zone
CBD-4

Section
50.25.a

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

SPECIAL REGULATIONS

Restaurant or Tavern

#the-structure exceeds 65' above average building elevation; then Process HB, Chapter 162, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142

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 mod-
rums. See Special Regulations 10 and 11.

D,
See Special Reg. 11

E

One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South.
- Height of structure may be measured above existing grade or average building elevation, but not both.
- Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD 1 west of 2nd Street South developed with a structure in this zone.
- No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.
- The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides 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 such parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.
- No aspect or component of this use, including open dining areas, may be oriented towards Second Avenue South.
- 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.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.

ZC-CBD4/4-11-93

REGULATIONS CONTINUED ON NEXT 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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FOOTNOTES

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.b**

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Restaurant or
Tavern (continued)

- 10. ~~Development shall not isolate any existing detached dwelling unit in this zone.~~
- 11. Landscape Category B is required if subject property is adjacent to Planned Area 6 C.
- 12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 10. ~~Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation.~~
- 11. ~~Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

ZC-CBD4/4-11-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-4

Section
50.25.d

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Entertainment, Cultural, and/or Recreational Facility (continued) Hotel or Motel (continued) 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.	If the structure exceeds 35' above average building elevation, then Process HB, 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 or existing grade. See Special Regulations 3, 4, 5, and 6. No maximum. 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 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 isolate any existing detached dwelling unit in this zone. 12. Landscape Category 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 line one foot for each five feet that portion exceeds 30 feet above average building elevation. 15. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. Structures 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 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 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 tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. 6. The maximum height of structures on the subject property may be increased by 1 story or 15 feet if the applicant provides subterranean 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 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 on site is sufficient to allow the increase in height and building mass.

ZCCBD4/4-12-83

REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.e**

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banking and related financial services (continued).

- 7. The following uses are not permitted in this zone:
 - a. Vehicle service stations.
 - b. Vehicle and/or boat sales, repair, service, or rental.
 - c. Drive-in facilities and drive-through facilities.
- 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 alternative exists.
- 9. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
 - 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.
- 10. A use involving the preparation and consumption of food may include, as part of the 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
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- 11. 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.
- 12. Development shall not isolate any existing detached unit in this zone.
- 13. Landscape Category B is required if subject property is adjacent to Planned Area 6C.
- 14. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 15. 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.
- 16. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZCCBD4/4-11-93

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.

FOOTNOTES




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

USE ZONE CHART

Zone CBD-4	Section 50.25.f
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USE  REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Private Lodge or Club	If the structure exceeds 25' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	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 maximum. See Special Regulations 9 and 10.	D See Special Reg. 10 	B	See Section 105.25 and See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Structures east of 2nd Street South shall be set back 20 feet from 2nd Avenue South. Height of structure may be measured above existing grade or average building elevation, but not both. 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. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subterranean 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 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 on site is sufficient to allow the increase in height and building mass. 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. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development shall not isolate any detached dwelling unit in this zone.

ZCCBD44-11-93

REGULATIONS CONCLUDED ON NEXT PAGE

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



REGULATIONS



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

USE ZONE CHART

Zone
CBD-4

Section
50.25.g

SPECIAL REGULATIONS

Private Lodge or Club

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

- 10. Landscape Category C is required if subject property is adjacent to Planned Area 6C.
- 11. 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.
- 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD44-11-93

FOOTNOTES

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

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.h**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Office Use	<p>If the structure exceeds 35' above average building elevation, then Process 11B, Chapter 162, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	0	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No maximum. See Special Regulations 11 and 12.	D See Special Reg. 12 G	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Structures east of 2nd Street South shall be set back 20 feet from 2nd Avenue South. Height of structure may be measured above existing grade or average building elevation, but not both. 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. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 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 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 perimeter of the subject property. The maximum height of structures on the subject property may be increased by 4-story or 12 feet if the applicant provides subterranean 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 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 on site is sufficient to allow the increase in height and building mass. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications. A veterinary office is not permitted if the subject property contains dwelling units. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: <ol style="list-style-type: none"> The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses. MORE REG'S ON NEXT PG.

ZCCBD44-11-83

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-4

Section
50.25.i

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Office Use (Continued)										<p>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 alternative exists.</p> <p>9. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</p> <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>11. Development shall not isolate any existing detached dwelling unit in this zone.</p> <p>12. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</p> <p>13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>14. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</p> <p>15. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</p>	
Church	<p>If the structure exceeds 25' above average building elevation, then Process II, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142.</p>	None	0	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No maximum. See Special Regulations 10 and 11.	<p>⊕ D See Special Reg. 11</p>	B	<p>One per every 4 people based on maximum occupancy load of any area of worship. See Special Reg. 8-9. See Section 60 of this chapter.</p> <p>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</p> <p>2. Structures east of Second Avenue South shall be set back 20 feet from Second Avenue South.</p> <p>3. Height of structure may be measured above existing grade or average building elevation, but not both.</p> <p>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.</p> <p>5. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 30 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 tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</p>	

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REGULATIONS CONCLUDED ON NEXT PAGE

<p>FOOTNOTES</p> <p>For other information about parking and parking areas, see Chapter 105.</p> <p>For details of the regulations in this category, see Chapter 100.</p> <p>For information of the regulations in this category, see Chapter 95.</p> <p>For details of what may exceed this height limit, see Chapter 115.</p> <p>For details regarding required yards, see Chapter 115.</p>	<p>PAGE</p>
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0-3366

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-4
		FRONT	SIDE	REAR								
Church (continued)										<p>6. The maximum height of structures on the subject property may be increased by 4 ¹² feet if the applicant provides subterranean 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 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 on site is sufficient to allow the increase in height and building mass.</p> <p>7. 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.</p> <p>8. If any portion of a structure is adjoining a low density zone, then either:</p> <p>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</p> <p>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> <p>8. No parking is required for daycare or school ancillary to the use.</p> <p>10. Development shall not isolate any existing detached dwelling unit in this zone.</p> <p>11. Landscape Category C is required if subject property is adjacent to Planned Area 6C.</p> <p>12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>10. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</p> <p>11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</p>		
ZCCBD44-11-93										<p>For other information about parking and parking areas, see Chapter 105.</p> <p>For details of the regulations in this category, see Chapter 100.</p> <p>For information of the regulations in this category, see Chapter 95.</p> <p>For details of what may exceed this height limit, see Chapter 115.</p> <p>For details regarding required yards, see Chapter 115.</p>	PAGE	

FOOTNOTES

0-3366

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.k**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Stacked or Attached Dwelling Units	<p>If the structure exceeds 35' above average building elevation, then Process 112, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142.</p>	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 maximum. See Special Regulations 8 and 9.	D See Special Reg. 9	A	1.7 per unit. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent right-of-way must be consistent with the regulation of Section 65 of this Chapter. Structures east of Second Street South shall be set back 20 feet from Second Avenue South. Height of structure may be measured above existing grade or average building elevation, but not both. 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. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 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 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 perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1 story of 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 such parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development shall not isolate any existing detached dwelling unit in this zone. Landscape Category C is required if subject property is adjacent to Planned Area 6C. 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 39 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 39 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZCCBD4-11-93

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.

PAGE

0-3366

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.1**

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

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 Center

If the structure exceeds 35' above average building elevation, then Process (B), Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

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 maximum. See Special Regulations 14 and 15.

D

B

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 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 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 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 tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter to the subject property.
6. The maximum height of structures on the subject property may be increased by 4 story or 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 such parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.
7. A six-foot high fence is required along all property lines adjacent to outside play areas.
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 alternative exists.
9. Structured play areas must be set back from all property lines by at least five feet.
10. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
11. 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.

REGULATIONS CONCLUDED ON NEXT PAGE

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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.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

FOOTNOTES

PAGE

0-3368

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.m**

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

MAXIMUMS

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 Center (continued)

None

3,600 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.

E

A

2.0 per unit

- 12. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).
- 13. 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.
- 14. Development shall not isolate any existing detached dwelling unit in this zone.
- 15. 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 line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- 15. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

Detached Dwelling Units

None

3,600 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.

E

A

2.0 per unit

- 1. For this use, only one dwelling unit may be on each lot regardless of lot size.
- 2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
- 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

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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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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FOOTNOTES

0-33-0
9999

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.n**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Public Utility Government Facility Community Facility	<p>If the structure exceeds 35' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	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 maximum. See Special Regulations 9 and 10.	<p><u>D</u> See Special Reg. 7 A</p> <p><u>D</u> See Special Reg. 7 C</p>	<p>B</p> <p>B</p>	<p>See Section 105.25. See Section 60 of this Chapter.</p> <p>See Section 105.25. See Section 60 of this Chapter.</p>	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South. Height of structure may be measured above existing grade or average building elevation, but not both. 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. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6C shall exceed the lower of 2 stories or 25 feet. Structures shall be modulated and terraced on the hillside. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 4-story or 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 such parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass. Landscape Category C is required if subject property is adjacent to Planned Area 6C. Landscape Category B may be required depending on the type of use on the subject property and impacts associated with the use on nearby uses. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development shall not isolate any existing detached dwelling unit in this zone. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

ZCCBD4/4-11-93

- 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.

FOOTNOTES

PAGE

0-3368

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

USE ZONE CHART

Zone
CBD-4

Section
50.25.n-2

USE

REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

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

- 9. Any portion of a structure that exceeds 60 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.
- 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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9988-0

FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 85.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115.

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

USE ZONE CHART

**Zone
CBD-4**

**Section
50.25.0**

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Transit Shelter	None	None	0	0	0	100%	15 ft. above average building elevation	-	See Spec. Reg. 2.	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 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	<p>If the structure exceeds 85' above average building elevation, then Process 112, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	Will be determined on a case-by-case basis.				52 feet above average building elevation or existing grade. See Special Regulations 2, 3, 4, and 5. No maximum. See Special Regulations 6 and 7.	-	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> 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 adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone. 4. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutting Planned Area 6A shall exceed the lower of 3 stories or 30 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 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-story or 15 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 such parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass. 6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 7. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 8. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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FOOTNOTES

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

PAGE

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.a

USE

REGULATIONS

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

SPECIAL REGULATIONS

Restaurant or Tavern

~~If the structure exceeds 35' above average building elevation, then Process B, Chapter 152; and A.D.R. Chapter 142.~~

Otherwise, A.D.R. Chapter 142.

ZC-CBD54-11-93

None	20'	0	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special Regulations 8 and 9.	D See Special Reg. 7 B	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.
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- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- 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.
- No portion of a structure within 100 feet of Peter Kirk Park shall exceed ~~the lower of three stories or~~ 39 feet above average building elevation.
- No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:
 - Within 20 feet of Kirkland Way, ~~the lower of 3 stories or~~ 39 feet;
 - Within 40 feet of Kirkland Way, ~~the lower of 4 stories or~~ 52 feet;
 - Within 50 feet of Kirkland Way, ~~the lower of 5 stories or~~ 65 feet;
 - Within 60 feet of Kirkland Way, ~~the lower of 6 stories or~~ 78 feet.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- The 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 and existing or planned walkways on abutting properties.
- Landscape Category B is required if the subject property is adjacent to 6th Street or Kirkland Avenue.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- ~~Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.~~
- ~~Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

0-3388

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.

PAGE

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-5	50.30.b
		FRONT	SIDE	REAR									
Fast Food Restaurant	<p>If the structure exceeds 35' above average building elevation, then Process 11B, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142.</p>	None	20' See Special Regulation 2.	0	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. 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.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories or 39 feet above average building elevation. 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: <ol style="list-style-type: none"> Within 20 feet of Kirkland Way, the lower of 3 stories or 39 feet; Within 40 feet of Kirkland Way, the lower of 4 stories or 52 feet; Within 50 feet of Kirkland Way, the lower of 5 stories or 65 feet; Within 60 feet of Kirkland Way, the lower of 6 stories or 78 feet. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. <p>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</p> Must provide one outdoor waste receptacle for every eight parking stalls. Access for drive-through facilities must be approved by the Public Works Department. 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 and existing or planned walkways on abutting properties. Landscape Category A is required if the subject property is adjacent to 6th Street or Kirkland Avenue. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 		

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REGULATIONS CONTINUED ON NEXT 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.

FOOTNOTES

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE					CBD-5	50.30.b-2
		FRONT	SIDE	REAR								
Fast Food Restaurant (continued)										<p>10: Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation.</p> <p>11: Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</p>		

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FOOTNOTES

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

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USE REGULATIONS

USE



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

USE ZONE CHART

Zone
CBD-5

Section
50.30.c

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

SPECIAL REGULATIONS

Entertainment, Cultural and/or Recreational Facility

Hotel or Motel

<p>If the structure exceeds 25' above average building elevation, then Process 118, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142.</p>	None	20'	0	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special Regulations 8 and 10.	<p><u>D</u></p> <p>See Special Reg. 8</p> <p><u>B</u></p> <p><u>D</u></p> <p>See Special Reg. 8</p> <p><u>A</u></p>	<p>F</p> <p>E</p>	<p>See Section 105.25. See Section 60 of this Chapter.</p> <p>One per each room. See Special Reg. 6. See Section 60 of this Chapter.</p>
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- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- 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.
- No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories or 39 feet above average building elevation.
- No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:
 - Within 20 feet of Kirkland Way, 39 feet;
 - Within 40 feet of Kirkland Way, 52 feet;
 - Within 50 feet of Kirkland Way, 65 feet;
 - Within 60 feet of Kirkland Way, 76 feet.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- The 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.
- 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 and existing or planned walkways on abutting properties.
- Landscape Category B is required if the subject property is adjacent to 6th Street or Kirkland Avenue.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

FOOTNOTES

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

USE ZONE CHART

**Zone
CBD-5**

**Section
50.30.d**

USE

REGULATIONS



REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Any Retail Establishment Other than those Specifically Listed, Limited, or Prohibited in this Zone, Selling Goods, or Providing Services including Banking and Related Financial Services

If the structure exceeds 35' above average building elevation, then -
Process 105, Chapter 152 and A.D.R. Chapter 142 -
Otherwise, A.D.R. Chapter 142.

None

20'

0

0

See Special Regulation 2.

80%

80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special Regulations 12 and 18.

D
See Special Reg. 11

E

One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.

1. The development of the subject property and 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 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 stories - 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, 39 feet;
 - b. Within 40 feet of Kirkland Way, 52 feet;
 - c. Within 50 feet of Kirkland Way, 65 feet;
 - d. Within 60 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 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 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 if:
 - 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.

REGULATIONS CONCLUDED ON NEXT PAGE

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FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.e

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR					
<p>Any Retail Establishment Other than those Specifically listed, Limited, or Prohibited in this Zone, Selling Goods, or Providing Services including Banking and Related Financial Services (continued)</p>									<p>9. A use involving the preparation and consumption of food may include, as part of this use, accessory seating if:</p> <ul style="list-style-type: none"> a. The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. <p>10. The entire zone must be physically integrated both in site and building design. Also, site design must include 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 and existing or planned walkways on abutting properties.</p> <p>11. Landscape Category B is required if the subject property is adjacent to 6th Street or Kirland Avenue.</p> <p>12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>12. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</p> <p>13. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</p>	

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FOOTNOTES

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-5	Section 50.30.f
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
		FRONT	SIDE	REAR										
Private Lodge or Club	If the structure exceeds 35' above average building elevation, then Process III, Chapter 162, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See Special Regulation 2.	0	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. Maximum. See Special Regulations 8 and 9.	D See Special Reg. 7 C	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 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. No portion of a structure within 100 feet of Peter Kirk Park shall exceed 39 feet above average building elevation. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following: <ol style="list-style-type: none"> Within 20 feet of Kirkland Way, 39 feet; Within 40 feet of Kirkland Way, 52 feet; Within 50 feet of Kirkland Way, 65 feet; Within 60 feet of Kirkland Way, 78 feet. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The 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 and existing or planned walkways on abutting properties. <u>Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue.</u> Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. 			

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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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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FOOTNOTES

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.g



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

SPECIAL REGULATIONS

Office Use

~~If the structure exceeds 35' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142.~~

~~Otherwise, A.D.R. Chapter 142.~~

None	20'	0	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special Regulations 16 and 11.	D See Special Reg. 9 b	D	One per each 350 sq. ft. of gross floor area. See Section 80 of this Chapter.
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- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- 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.
- No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories or 39 feet above average building elevation.
- No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following:
 - Within 20 feet of Kirkland Way, 39 feet;
 - Within 40 feet of Kirkland Way, 52 feet;
 - Within 50 feet of Kirkland Way, 65 feet;
 - Within 60 feet of Kirkland Way, 78 feet.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.

See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and
 - The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.
- The following regulations apply to veterinary office only:
 - May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.
 - Site must be design 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.
 - A veterinary office is not permitted if the subject property contains dwelling units.

REGULATIONS CONCLUDED ON NEXT PAGE

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FOOTNOTES

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

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

USE ZONE CHART

**Zone
CBD-5**

**Section
50.30.h**

USE



REGULATIONS



REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Office Use
(continued)

Church

If the structure exceeds 35' above average building elevation, then Process (B) Chapter 152, and A.D.R. Chapter 142

Otherwise, A.D.R. Chapter 142.

None

20'

0

0

See Special Regulation 2

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. B.

B

One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 7. See Section 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 sidewalks and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.
- 9. Landscape Category C is required if subject property is adjacent to 6th Street or Kirkland Avenue.
- 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 10. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 60 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. 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 stories 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, 39 feet;
 - b. Within 40 feet of Kirkland Way, 52 feet;
 - c. Within 50 feet of Kirkland Way, 65 feet;
 - d. Within 60 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 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.

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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-5	Section 50.30.i
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE							HEIGHT OF STRUCTURE	
		FRONT	SIDE	REAR										
Church (continued)													6. 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 and existing or planned walkways on abutting properties. 7. No parking 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 Kirkland Avenue. 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 set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.	
ZC-CBD5J4-11-93														

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.j

USE

REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

School, Daycare Center, or Mini School or Daycare Center

the structure exceeds 35' above average building elevation, then Process HB, Chapter 162, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.

None

20'

0

0

See Special Regulation 2.

80%

80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special Regulations 13 and 14.

D

B

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 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 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 40 feet of Kirkland Way, 52 feet;
 - c. Within 50 feet of Kirkland Way, 65 feet;
 - d. Within 60 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 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 Regulations" for further details.
6. 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 and existing or planned walkways on abutting properties.
7. A six-foot-high fence is required along all property lines adjacent to outside play areas.
8. Structured play areas must be set back from all property lines by at least five feet.
9. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
10. 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.

REGULATIONS CONCLUDED ON NEXT PAGE

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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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.k

USE

REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

School, Daycare Center, or Mini School or Daycare Center (continued)

Stacked or Attached Dwelling Units

If the structure exceeds 35' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142

Otherwise, A.D.R. Chapter 142.

None

20'

0

0

See Special Regulation 2

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

A

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 Health Services (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 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.
14. 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. 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 stories 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, 39 feet;
 - b. Within 40 feet of Kirkland Way, 52 feet;
 - c. Within 50 feet of Kirkland Way, 65 feet;
 - d. Within 60 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 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.

REGULATIONS CONCLUDED ON NEXT PAGE



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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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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FOOTNOTES

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USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-5	Section 50.30.1
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE								
		FRONT	SIDE	REAR										
Stacked or Attached Dwelling Units (continued)														6. This use must be part of a mixed use development on the subject property containing retail and/or office uses. 7. The entire zone must be physically integrated both in site and building design. Also, site design must include installation of pedestrian linkages contained with the major pedestrian routes in the 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. 8. <u>Landscape Category C is required if the subject property is adjacent to 6th Street and Kirkland Avenue.</u> 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 set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
ZC-CBD5M/4-12-93														

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.

0-3366

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.m

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility Government Facility Community Facility	If the structure exceeds 35' above average building elevation, then Process #B; Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20'	0	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special Regulations 9 and 10.	A, D See Special Reg. 6 D See Special Reg. 6 C	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulation of Section 65 of this Chapter. 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. No portion of a structure within 100 feet of Peter Kirk Park shall exceed 39 feet above average building elevation. No portion of a structure above the elevation of Kirkland Way as measured at the midpoint of the frontage of the subject property on Kirkland Way may exceed the following: <ol style="list-style-type: none"> Within 20 feet of Kirkland Way, 39 feet; Within 40 feet of Kirkland Way, 52 feet; Within 50 feet of Kirkland Way, 65 feet; Within 60 feet of Kirkland Way, 78 feet. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue. 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. 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 and existing or planned walkways on abutting properties. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

REGULATIONS CONCLUDED ON NEXT PAGE.

ZCCBD5/4-12-93

FOOTNOTES	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.	
	For details of what may exceed this height limit, see Chapter 115.	
	For details regarding required yards, see Chapter 115.	

0-3368

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

USE ZONE CHART

**Zone
CBD-5**

**Section
50.30.n**

USE



REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRE D YARDS

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Public Utility
Government Facility
(continued)

None

None

0

0

0

100%

15 feet above average building elevation.

-

See Spec. Reg. 3

None

- 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.
- 10. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

Public Transit Shelter

None

None

0

0

0

100%

15 feet above average building elevation.

-

See Spec. Reg. 3

None

- 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- 2. Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
- 3. May install transit route and information signs and markers.

Public Park

If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.P. Chapter 142.
Otherwise, A.D.P. Chapter 142.

None

Will be determined on a case-by-case basis

80 feet above average building elevation. See Special Regulation 2. No maximum. See Special Regulations 6 and 7.

-

B

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 40 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 property.

ZC-CBD504-12-93

REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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0-3366

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

USE ZONE CHART

Zone
CBD-5

Section
50.30.0

USE



REGULATIONS



REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATIONS

Public Park
(continued)

- 6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- 7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD5P/4-12-83

FOOTNOTES

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

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

USE ZONE CHART

Zone CBD-6	Section 50.35.a
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USE REGULATIONS 	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Office Use See Spec. Reg. 2	If the structure exceeds 25 feet above average building elevation, then Process RB, Chapter 162, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	26 ft. above average building elevation. No maximum. See Special Regulations 8 and 9.	D-6 D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. This use may not be located north of the alignment of Sixth Avenue. 3. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 4. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if: <ol style="list-style-type: none"> 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. 5. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> a. May only treat small animals on the subject property. b. Outside runs and other outside facilities for the animals are not permitted. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 6. South of the alignment of Sixth Avenue, the entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public 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. 7. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 8. Any portion of a structure that exceeds 20 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 20 feet above average building elevation. 9. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan. 	

ZC-CBD6A/4-12-93



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.

FOOTNOTES

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USE REGULATIONS

USE



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

USE ZONE CHART

Zone
CBD-6

Section
50.35.b

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Stacked or Attached Dwelling Units See Spec. Reg. 2 If the structure exceeds 35' above average building elevation, then Process HB, Chapter 162, and A.D.R. Chapter 142. Otherwise, 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 maximum. See Special Regulations 6 and 7.	D	A	1.7 per unit. See Section 60 of this Chapter.

SPECIAL REGULATIONS

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- This use may not be located south of the alignment of Sixth Avenue.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- North of the alignment of Sixth Avenue, the entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.



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ZC-CBD6B/4-12-93

FOOTNOTES

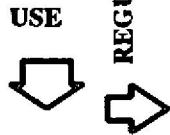
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

PAGE

USE REGULATIONS  		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone CBD-6 Section 50.35.c SPECIAL REGULATIONS		
			LOT SIZE	REQUIRE D YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
FRONT	SIDE	REAR											
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 <u>See Special Regulation 4.</u>	If the structure exceeds 65' above average building elevation, then Process 1B IIA, Chapter 162 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' Sec	10' Spec.	10' Reg. 3	80%	78 feet above average building elevation. See also Special Regulation 3. No maximum. See Special Regulations 16 and 17.	G- <input type="checkbox"/> See Special Reg. 13	D	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. The City may permit a decrease or require an increase in setbacks to be determined as part of the developmental approval. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. No portion of a structure on the subject property within 100 feet of the northerly boundary of Seventh Avenue may exceed the lower of 2 stories or 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. The site must be designed so that residential use occupies the northern portion of the site with stacked or attached dwelling units facing on and oriented toward Seventh Avenue and Fifth Street north of Sixth 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 Sixth Street. No non-residential use nor any components for any non-residential use may be located on nor oriented toward Seventh Avenue or Fifth Street north of Sixth Avenue. In the southern portion of the site, residential uses are permitted above the ground floor only. The entire zone must be physically integrated both in site and building design. Vehicular access for the residential portions of this site must be from Seventh Avenue or Fifth Street north of Sixth Avenue. Vehicular access for non-residential uses and components of the site must be on Central Avenue or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sixth Avenue. The design and development of the subject property must provide pedestrian linkage through this zone and between Central Way and Areas to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amenities and landscaping to enhance the entryway into the Central Business District. 		
ZC-CBD6C/4-12-93											REGULATIONS CONCLUDED ON NEXT PAGE		
FOOTNOTES										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.

0-3366



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

USE ZONE CHART

Zone
CBD-6

Section
50.35.d

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

SPECIAL REGULATIONS

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 if:
 - 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 rental.
- 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 adjacent to the RS 5.0, Planned, Areas 7B or 7C zones.
- 14. 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 line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- 15. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD6D/4-12-93

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.

FOOTNOTES

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

USE ZONE CHART

Zone
CBD-6

Section
50.35.e

USE ↓ REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Private Club or Lodge Church	If the structure exceeds 35' above average building elevation, then Process 118, Chapter 152, and A.D.R. Chapter 142. Otherwise, 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 maximum. See Special Regulations 6 and 7. D See Spec. Reg. 5 C D See Spec. Reg. 5 C	B	See Section 105.25. See Section 80 of this Chapter. One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 4. See Section 80 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 entire zone must be physically integrated both in site and building design. In addition, 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 and existing or planned walkways on abutting properties. 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 Regulations" for further details. 4. No parking is required for daycares or school ancillary to the use. 5. Landscape Category C is required if the subject property is adjacent to the R.S. 5, Planned Areas 7B or 7C zones. 6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 6- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.	

ZC-CBD6E/4-12-93

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.

FOOTNOTES

0-3366

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

USE ZONE CHART

**Zone
CBD-6**

**Section
50.35.f**

USE



REGULATIONS



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

SPECIAL REGULATIONS

School, Day-Care Center or Mini School or Day-Care Center

If the structure exceeds 35' above average building elevation, then Process #B Chapter 152, and A.D.R. 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 ft. above average building elevation. No maximum See Special Regulations 10 and 11.

D

B

See Section 105.25. See Section 60 of this Chapter.

- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- The entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public 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.
- A six-foot-high fence is required along all property lines adjacent to outside play areas.
- Structured play areas must be set back from all property lines by at least five feet.
- Hours of operation may be limited by the City to reduce impacts on nearby residential uses.
- An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.
- If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

ZC-CBD6E4-12-83

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FOOTNOTES

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

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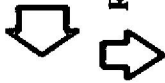
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
CBD-6**

**Section
50.35.g**

USE



REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Public Utility	If the structure exceeds 25' above average building elevation, then Process UB, Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	25 feet above average building elevation. No maximum See Special Regulations 4 and 5.	A B See Spec. Reg. 2	B	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. Landscape Category C is required if subject property is adjacent to the RS 5.0 or Planned Area 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 back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 5. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Government Facility Community Facility	Otherwise, A.D.R. Chapter 142.							C D See Spec. Reg. 2	B		
Public Transit Shelter	None	None	0	0	0'	100%	15 feet above average building elevation.	—	See Spec. Reg. 2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.

ZC-CBD6E4-13-83

FOOTNOTES

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

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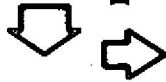
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
CBD-6**

**Section
50.35.h**

USE



REGULATIONS

REQUIRED
REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

SPECIAL REGULATION

Public Park

If the structure exceeds 39' above average building elevation, then Process (RD, Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142.

None

Will be determined on a case-by-case basis

25 feet above average building elevation. No maximum. See Special Regulations 3 and 4.

B

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 39 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 39 feet above average building elevation.
4. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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FOOTNOTES

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

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

USE ZONE CHART

**Zone
CBD-7**

**Section
50.40.a**

USE



REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

MAXIMUMS

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Vehicle Service Station

If the structure exceeds 95' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

22,500 sq. ft.

40' See

15' Spec.

15' Reg. 3

80%

39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.

B +
See Special Reg. 5

F

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. May not be more than two vehicle service stations at any intersection.
3. Gas pump islands may extend 20 feet into the front yard. Canopies and covers over gas pump islands 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 Use, Activity, and Storage" for further regulations.
4. 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.
5. Landscape Category A is required if the subject property is adjacent to Planned Area 7B.
6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
7. Any portion of a structure that exceeds 20 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
8. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

Restaurant of Tavern

If the structure exceeds 95' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

None

20' See

0 Spec.

0 Reg. 2

80%

39 feet above average building elevation. No maximum. See Special Regulations 5 and 6.

D - B
See Special Reg. 4

E

1 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. No setback is required adjacent to Third Street.
3. 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.
4. Landscape Category B is required if the subject property is adjacent to Planned Area 7B.
5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
7. 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.
For details of what may exceed this height limit, see Chapter 115.
For details regarding required yards, see Chapter 115.

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FOOTNOTES



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

USE ZONE CHART

Zone
CBD-7

Section
50.40.b

USE

REGULATIONS


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

SPECIAL REGULATIONS

Fast Food Restaurant	# the structure exceeds 35' above average building elevation, then Process 11B, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See	0 Spec.	0 Reg. 2	80%	39 feet above average building elevation. No maximum. See Special Regulations 7 and 8.	D - 4 See Special Reg. 6	E	1 per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Third Street. Must provide one outdoor waste receptacle for every eight parking stalls. Access for drive-through facilities must be approved by the Public Works Department. 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. Landscape Category A is required if the subject property is adjacent to Planned Area 7B. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
Entertainment, Cultural and/or Recreational Facility	# the structure exceeds 35' above average building elevation, then Process 11B, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See	0 Spec.	0 Reg. 2	80%	39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.	D - 6 See Special Reg. 5	E	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Third Street. 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. 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. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Hotel or Motel	# the structure exceeds 35' above average building elevation, then Process 11B, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See	0 Spec.	0 Reg. 2	80%	39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.	D - 8 See Special Reg. 5	E	One for each room. See Spec. Reg. 3. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Third Street. 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. 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. Landscape Category B is required if the subject property is adjacent to Planned Area 7B. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

REGULATIONS CONCLUDED ON NEXT 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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FOOTNOTES

USE REGULATIONS

USE
REGULATIONS

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

USE ZONE CHART

Zone
CBD-7

Section
50.40.c

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

SPECIAL REGULATIONS

Entertainment, Cultural and/or Recreational Facility

Hotel or Motel (continued)

Any Retail Establishment, other than those listed, limited, or prohibited in this zone, selling goods or providing services, including banking and related financial services

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None	20'	0	0	80%	30 feet above average building elevation. No maximum. See Special Regulations 9 and 10.	D & E See Special Reg. 8	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.
	See Spec. Reg. 2							

- 6- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- 7- 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. No setback is required adjacent to Third Street.
- 3. Access for drive-through facilities must be approved by the Public Works Department.
- 4. Ancillary assembly and manufacture of goods on the premises of this use are permitted only if:
 - 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.
- 5. 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 of this use; and
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
- 6. Vehicle and boat sale, repair, service, and rental are not permitted in this zone.
- 7. Site design must include installation of pedestrian bridges 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.
- 8. Landscape Category B is required if the subject property is adjacent to Planned Area 7B.
- 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 set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- 10- Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-7

Section
50.40.d

SPECIAL REGULATIONS

Private Lodge or Club

If the structure exceeds 35' above average building elevation, then Process JB, Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

None

20' See

0 Spec.

0 Reg. 2

80%

39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.

⊕
D
See Special Reg. 5

B

See Section 105.25. See Section 60 of this Chapter.

Church

Otherwise, A.D.R. Chapter 142

None

20' See

0 Spec.

0 Reg. 2

80%

39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.

⊕
D
See Special Reg. 5

B

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.

Office Use

If the structure exceeds 35' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

None

20' See

0 Spec.

0 Reg. 2

80%

39 feet above average building elevation. No maximum. See Special Regulations 6 and 7.

D
⊕
See Special Reg. 6

D

1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.

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- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
 - No setback is required adjacent to Third Street.
 - Site design must include installation of pedestrian linkages between public 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.
 - No parking is required for daycare or school ancillary to the use.
 - Landscape Category C is required if the subject property is adjacent to Planned Area 7B.
 - 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 39 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 39 feet above average building elevation.
 - Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
- The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
 - No setback is required adjacent to Third Street.
 - Ancillary assembly and manufacture of goods on premises may be permitted as part of office use if:
 - The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and
 - The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.
 - The following regulations apply to veterinary offices only:
 - May only treat small animals on the subject property.
 - Outside runs and other outside facilities for the animals are not permitted.

REGULATIONS CONCLUDED ON NEXT 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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FOOTNOTES

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

USE ZONE CHART

Zone
CBD-7

Section
50.40.e

USE ↓ REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Office Use (continued)									<ul style="list-style-type: none"> 4. c. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an acoustical engineer must be submitted with the A.D.R. and building permit applications. d. A veterinary office is not permitted if the subject property contains dwelling units. 5. 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. 6. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 7. Refer to Chapter 1 to determine if other provisions of this Code may apply to the subject property. 8. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one 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. 		
School, Daycare Center, or Mini-School or Daycare Center	<p>If the structure exceeds 25 feet above average building elevation, then Process HB Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See	0 Spec.	0 Reg. 2	80%	39 feet above average building elevation. No maximum. See Special Regulations 16 and 11.	D	B	<p>See Section 105.25. See Section 60 of this Chapter.</p> <ul style="list-style-type: none"> 1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 66 of this Chapter. 2. No setback is required adjacent to Third Street. 3. A six-foot-high fence is required along all property lines adjacent to outside play areas. 4. Structured play areas must be set back from all property lines by at least five feet. 5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 6. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements. 7. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 398-150, and 388-155). 8. 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. 9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	

REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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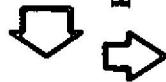
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

**Zone
CBD-7**

**Section
50.40.f**

USE



REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

School, Daycare Center, or Mini-School or Daycare Center (continued)

Stacked or Attached Dwelling Units

If the structure exceeds 35' above average building elevation, then Process (B), Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

None

20'
Sec

0
Spec

0
Reg. 2

80%

39 feet above average building elevation. No max. num. See Special Regulations 6 and 7.

D

A

1.7 per unit. See Section 60 of this Chapter.

- ~~10. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above 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. No setback is required adjacent to Third Street.
- 3. This use must be part of a mixed use development on the subject property containing retail and/or office uses.
- 4. 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.
- 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- ~~6. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.~~
- ~~7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.~~

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FOOTNOTES

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-7	Section 50.40.g
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
FRONT	SIDE		REAR											
Public Utility Government Facility Community Facility	If the structure exceeds 35' above average building elevation, then Proceed HB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See Spec. Reg. 2	0	0	80%	39 feet above average building elevation. No maximum. See Special Regulations 5 and 6.	D-A See Special Reg. 3 D-B See Special Reg. 3	B B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No setback is required adjacent to Third Street. Landscape Category C is required if the subject property is adjacent to Planned Area 7B. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan. 			
Public Transit Shelter	None	None	0	0	0	100%	15 feet above average building elevation	-	See Spec. Reg. 2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 			
Public Park	If the structure exceeds 35' above average building elevation, then Proceed HB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	Will be determined on a case-by-case basis				39 feet above average building elevation. No maximum. See Special Regulations 5 and 6.	-	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan. 			

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FOOTNOTES

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

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-8	50.45.a
		FRONT	SIDE	REAR									
Restaurant or Tavern See Special Regulation 9	If the structure exceeds 65' above average building elevation, then Process HB, Chapter 152, and A.D.P. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See Spec. Reg. 2 and 3	0	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No max. num. See Special Regulations 14 and 15.	D-A See Special Reg. 13	E	One per each 125 sq. ft. of gross floor area. See also Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 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. 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. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1-story or 13 feet if the applicant provides 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 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. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 		



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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES	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.	
	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

REGULATIONS


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

USE ZONE CHART

Zone
CBD-8

Section
50.45.b

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Restaurant or Tavern (continued)									

SPECIAL REGULATIONS

- 10. Drive-in facilities and drive-through facilities are not permitted in this zone.
- 11. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.
- 12. 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.
- 13. Landscape Category B is required if the subject property is adjacent to the Planned Area 7A or 7B or PR 3.6 zones.
- 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 80 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 80 feet above average building elevation.~~
- 15. 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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

FOOTNOTES

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

USE ZONE CHART

Zone
CBD-8

Section
50.45.c

USE ↓	REGULATIONS ↓	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
Fast Food Restaurant See Special Regulation 9		# the structure exceeds 95' above average building elevation, then Process IB, Chapter 152, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See Spec. Reg. 2	0 and 3	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 14 and 15.	D, A See Special Reg. 13	E	1 per 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 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. No portion of a structure within 40 feet of Central Way may exceed the lower of 2 stories or 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1 story or 12 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 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. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented toward Central Way. No aspect or component of this use may be located on or oriented towards 3rd Avenue between 1st Street and 2nd Street or 4th Avenue. If the subject property abuts 3rd Avenue between 1st Street and 2nd Street or 4th Avenue, the site and buildings must be designed to provide residential character and scale adjacent to 3rd Avenue and 4th Avenue.

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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-8	Section 50.45.d	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE								
FRONT	SIDE		REAR												
Fast Food Restaurant (continued)													10. Drive-in facilities and drive-through facilities are not permitted in this zone. 11. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone. 12. 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. 13. <u>Landscape Category A is required if the subject property is adjacent to the Planned Areas 7A and 7B and PR 3.6 zones.</u> 14. 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 line one foot for each five feet that portion exceeds 30 feet above average building elevation. 15. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.		
ZC-CBD8D/4-12-93															
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.											PAGE				

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USE REGULATIONS

USE
REGULATIONS

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

USE ZONE CHART

Zone
CBD-8

Section
50.45.e

USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Entertainment/ Cultural and/or Recreational Facility Hotel and Motel See Special Regulation 9	If the structure exceeds 35' above average building elevation, then Process 113, Chapter 162, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20' See Spec. Reg. 2	0 and 3	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 14 and 15.	D-8 See Special Reg. 13 E E	See Section 105.25. See also Section 80 of this Chapter. One per each room. See Spec. Reg. 10. See also Section 80 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 85 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1-story or 13 feet if the applicant provides 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 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. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 	

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REGULATIONS CONCLUDED ON NEXT PAGE

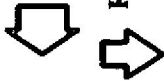
For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required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

FOOTNOTES

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REGULATIONS

USE



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

USE ZONE CHART

**Zone
CBD-8**

**Section
50.45.f**

SPECIAL REGULATIONS

Entertainment/
Cultural and/or
Recreational Facility
(continued)
Hotel and Motel
(continued)

REQUIRED
REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

SIDE

REAR

MAXIMUMS

LOT COVERAGE

HEIGHT OF
STRUCTURE

LANDSCAPE
CATEGORY

SIGN
CATEGORY

REQUIRED
PARKING SPACES

10. The parking requirements for hotel or motel use do not include parking requirements for ancillary meeting rooms and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
11. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.
12. 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.
13. Landscape Category B is required if the subject property is adjacent to the Planned Area 7A and 7B and PR 3.6 zones.
- ~~14.~~ 14. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- ~~14.~~ 14. Any portion of a structure that exceeds 36 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.
- ~~15.~~ 15. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.

ZC-CBD8F/4-12-93

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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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE	Zone CBD-8	Section 50.45.g
		FRONT	SIDE	REAR								
<p>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.</p> <p>See Special Regulation 9</p>	<p>If the structure exceeds 85' above average building elevation; then Process 113, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See Spec. Reg. 2 and 3	0	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 17 and 18.	D ⊕ See Special Reg. 11	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1-story or 12 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 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. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 	

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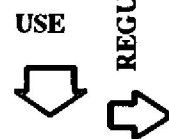
REGULATIONS CONCLUDED ON NEXT PAGE

- 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.

FOOTNOTES

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REGULATIONS



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

USE ZONE CHART

Zone
CBD-8

Section
50.45.h

SPECIAL REGULATIONS

Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing services including banking and related financial services (continued)

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

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 PH 3.6. Boat sales, repair, service, or rental shall provide a Landscape Category C unless the subject property is adjacent to Planned Areas 7A, 7B, or PH 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
 - b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.
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.
15. Site design must include installation of pedestrian bridges 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.
16. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
17. 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.
18. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-8

Section
50.45.i

USE

REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS

MAXIMUMS

REQUIRED YARDS

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 65' above average building elevation, then Process RB; Chapter 162, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

None

20' See Spec. Reg. 2 and 3

0

0

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

B

See Section 105.25. 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 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.
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 tallest 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 or 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 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.
9. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.
10. 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.

REGULATIONS CONCLUDED ON NEXT PAGE

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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.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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FOOTNOTES

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-8	Section 50.45.j
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE								HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR										
Private Club or Lodge (continued)													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. <u>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, and PR 3.6 zones.</u> 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 line 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 Plan.	

ZC-CBD6J4-12-93

FOOTNOTES	11. For other information about parking and parking areas, see Chapter 105.
	12. For details of the regulations in this category, see Chapter 100.
	13. For information of the regulations in this category, see Chapter 95.
	14. For details of what may exceed this height limit, see Chapter 115.
	15. For details regarding required yards, see Chapter 115.

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	
		FRONT	SIDE	REAR								
Office Use	<p>If the structure exceeds 25' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See Spec. Reg. 2	0 and 3	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No max. 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.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 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. 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. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 4-story or 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 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. The following regulations apply to veterinary offices only: <ol style="list-style-type: none"> May only treat small animals on the subject property. Outside runs and other outside facilities for the animals are not permitted. 	

Zone
CBD-8

Section
50.45.k

SPECIAL REGULATIONS

ZC-CBD8/4-12-93

REGULATIONS CONCLUDED ON NEXT PAGE

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FOOTNOTES

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

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USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-8	Section 50.45.1
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE			
		FRONT	SIDE	REAR										
Office Use (continued)														<p>9. c. Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect signed by an Acoustical Engineer must be submitted with the A.D.R. and building permit applications.</p> <p>d. A veterinary office is not permitted if the subject property contains dwelling units.</p> <p>10. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:</p> <p>a. The ancillary assembled or manufactured goods are subordinate to and dependent on the office use; and</p> <p>b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</p> <p>11. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.</p> <p>12. 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.</p> <p>13. Site design must include installation of pedestrian linkages between public sidewalk 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.</p> <p>14. <u>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, and PB 3.6 zones.</u></p> <p>15. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>15. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property one foot for each five feet that portion exceeds 30 feet above average building elevation.</p> <p>16. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.</p>

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FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 85.
- 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 REGULATIONS

USE
REGULATIONS

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

USE ZONE CHART

Zone
CBD-8

Section
50.45.m

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Church	<p>If the structure exceeds 95' above average building elevation, then Process 118, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See Spec. Reg. 2 and 3	0	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 14 and 15.	<p>Ø D See Special Reg. 13</p>	B	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 12. See Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 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. 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. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 4 story or 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 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. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 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.

ZC-CBD8/4-12-93

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.

FOOTNOTES

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-8	Section 50.45.n
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE								HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR										
Church (continued)													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. No parking is required for daycare or school ancillary to the use. 13. <u>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, and PR 3.6 zones.</u> 14. 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 line one foot for each five feet that portion exceeds 30 feet above average building elevation. 15. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.	

ZC-CBD8N4-12-93

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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0-3398

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-8	50.45.0
		FRONT	SIDE	REAR									
School, Daycare Center or Mini-School or Daycare Center	<p>If the structure exceeds 35' above average building elevation, then Process 118, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See Spec. Reg. 2	0 and 3	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 18 and 19.	D	B	See Section 105.25. See also Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 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. 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. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 4-story or 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 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. 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. If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue. 		

ZC-CBD8/4-12-93

REGULATIONS CONCLUDED ON NEXT PAGE

<p>0-3366</p> <p>FOOTNOTES</p>	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.	
	For details of what may exceed this height limit, see Chapter 115.	
	For details regarding required yards, see Chapter 115.	

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone CBD-8	Section 50.45.p
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
		FRONT	SIDE	REAR										
School, Daycare Center or Mini-School or Daycare Center (continued)											11. A six-foot high fence is required along all property lines adjacent to outside play areas. 12. Structured play areas must be set back from all property lines by at least 5 feet. 13. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 14. 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. 15. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155). 16. 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. 17. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 18. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. 19. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.			

ZC-CBD8P12-22-92

FOOTNOTES	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.	
	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



REGULATIONS



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

USE ZONE CHART

Zone
CBD-8

Section
50.45.q

SPECIAL REGULATIONS

Stacked or Attached Dwelling Units

If the structure exceeds 35' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142.

Otherwise, A.D.R. Chapter 142

None

20'
See Spec. Reg. 2 and 3

0

0
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

A

1.7 per unit. 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 85 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 end/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.
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 tallest 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 or 15 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 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.
9. This use is not permitted on the street level floor adjacent to Central Way.
10. If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.



REGULATIONS CONCLUDED ON NEXT PAGE

ZC-CBD8/4-12-93

- For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 85.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115.

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0-3366
FOOTNOTES

USE

REGULATIONS


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

USE ZONE CHART

Zone
CBD-8

Section
50.45.r

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

SPECIAL REGULATIONS

Stacked or Attached Dwelling Units (continued)

ZC-CBD8R12-23-92

- 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. 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 line 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 Plan.

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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0-2-92

REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-8	50.45.s
USE		FRONT	SIDE	REAR									
Public Utility	<p>If the structure exceeds 65' above average building elevation, then Process HB, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See Spec. Reg. 2	0	0 and 3	60%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 12 and 13.	D A See Special Reg. 11	B	See Section 105.25. See also Section 60 of the Chapter.	<ol style="list-style-type: none"> The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: <ol style="list-style-type: none"> Central Way; First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; Third Avenue between Second Street and Third Street. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet. Height of structure may be measured above existing grade or average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 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. 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. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on subject property may be increased by 4 story or 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 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. 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. 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. 		

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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

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

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

USE ZONE CHART

Zone
CBD-8

Section
50.45.t

REGULATIONS
USE
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REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Public Utility (continued)									
Government Facility Community Facility	None	20'	0	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No maximum. See Special Regulations 12 and 13.	D See Spec. Reg. 9.	B See Section 105.25. See also Section 60 of this Chapter.	

SPECIAL REGULATIONS

- 11. 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.
- 12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 12- Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.
- 13- Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan:
 1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
 2. No front yard setback is required 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 end/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.
 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 tallest 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 subject property may be increased by 1-story or 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 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.

REGULATIONS CONCLUDED ON NEXT PAGE

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ZC-CBD8T4-12-93

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.

PAGE

USE
REGULATIONS

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

USE ZONE CHART

Zone
CBD-8

Section
50.45.u

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

SPECIAL REGULATIONS

Government Facility
(continued)

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- 9. 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 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.
- 13. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.

Public Transit Shelter

None	None	0	0	0	100%	15 feet above average building elevation.	-	See Spec. Reg. 2	None
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- 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- 2. May install transit route and information signs and markers.

ZC-CBD8U/4-12-93

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.

FOOTNOTES

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS		USE ZONE CHART									
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
FRONT	SIDE		REAR									
Public Park	<p>If the structure exceeds 35' above average building elevation, then Process IB, Chapter 152, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	Will be determined on a case-by-case basis.				52 feet above average building elevation. See Special Regulations 2 through 6. No maximum. See Special Regulations 9 and 10.	-	B	See Section 105.25. See also Section 60 of this Chapter.	<ol style="list-style-type: none"> The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Height of structure may be measured above existing grade or above average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A, and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street, as measured above the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street. No portion of a structure within 40 feet of Central Way may exceed the lower of 3 stories or 39 feet above the elevation of Central Way, as measured above the midpoint of the frontage of the subject property on Central Way. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 1 story or 13 feet if the applicant provides subterranean 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, 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. 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan. 	

Zone
CBD-8

Section
50.45.v

SPECIAL REGULATIONS

ZC-CBD8V4-12-93

0-3365

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.

PAGE

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.-j. 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.

Section 2. A savings clause providing that if any portion or part of the Ordinance is held to be invalid or unconstitutional, such decisions shall not affect the validity of the remainder of 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 3366 approved by the Kirkland City Council for summary Publication.


Deputy City Clerk

SUM-2740.APR/TS:cw

SUM-2740.APR/TS:cw