## ORDINANCE NO. 3366

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

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

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

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

WHEREAS, pursuant to the State Environmental Policy Act, there has accompanied the legislative proposal and recommendation through the entire consideration process, a final determination of nonsignificance, including supporting environmental documents, issued by the responsible official pursuant to WAC 197-11-340 and WAC 197-11-390; and

WHEREAS, in regular public meeting the City Council considered the environmental documents received from the responsible official, together with the report and recommendation of the Planning Commission.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Kirkland as follows:

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

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

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

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

	PASSED by ma	ijority vote of the Kirkl	and City Coui <u>3</u> .	ncil in	regul	ar, open me	eting t	this
	SIGNED IN April	AUTHENTICATION 1993.	THEREOF	on	this	20th	day	of
		Lase	lines !					
		Mayor			•			
	Attest:							
Deputy	J. Clony City Clerk							
	Approved as to Form	:						
	Harriey  City Attorney							
	OR89-60.APR/TS:om							

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

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

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

	!	SNO	DIREC	TIONS	: FIRS	T, read dow	n to find up	o THEN,	acroes for REGUL	ATIONS		USE Z	ONE CHART
	USE	KEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS DUIRED Y	ARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section  SPECIAL REGULATIONS
93 ATTACHMENT	This column contains all of uses that may in this zone. If is not listed, it allowed in this Each use liste subject to all o regulations list the columns to right of that use	locate I a use Is not zone, d is I the led in the	This column lists the review processes that the City will use to evaluate and approve or disapprove each listed use. If no process is required under this procedure, in any event, a building or other permit may be required trom the Building Official.	This column lists the minimum required lot size for each stated use. Where application, the minimum lot size for each unit or for an entire complex is also listed.	minimu for each 115 of the establish structure and act not take	columns if in yards re o use. Chr. chis Code thes what es, improvottles may place in 1 yards.	quired opter ements, or may	See Spec. Reg. #1.	This column issts the maximum height of structures allowed for each use. In most cases, the regulation is expressed as a number of leet above average building elevation. In some cases, a maximum number of stories is also listed.	See Spec, Reg. #2.	See Spec. Reg. #3	This cotumn establishes the periting 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 periting chapter that states that the City will determine the parking requirement on a case-by-case basis.	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.  1. This column lists the maximum amount of lot coverage allowed for eccit use. Maximum lot coverage is a defined term. Consult Chapter 5 of this Code.  2. This column lists the Landacaping 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.  3. This column lists the sign category for each use. The footnote references the chapter that provides full information on allowable signs for each use.
A	FOOT	rn(	DTES								<u>'</u> [		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

NS SNC	DIRE	CTIONS	FIRS	T, read dow	m to find use	e THEN,	across for REGUL/	ATIONS		USE Z	Zone CHART Zone Section
ATIC	SS	1	MINIMU			MA	XIMUMS			83	CBD-1 50.10.a
A REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SOIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	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		O	0	100%	52 feet above average building elevation. See Special Regulation 2. No mand-mum. See also Speed Regre 3 & 4:	中中	E	One per each 125 eq. fl. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to mirrhitze perceived building mass and achieve superior architectural and human scale from abuilding nights-of-way and public open spaces. In meaning this requirements buildings shall exceed the design requirements of zoning Code Sections 50.65.5a and 50.65.5b, and will normally include terracing of upper hoors and modulation or from tracedes.  3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.  4. Height of structure must be consistent with the Downtown Ptan Chapter of the Comprehensive Ptan.
FOOT	NOTES	<u>.                                      </u>	1								PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART  Zone Section
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	ΓΨ	CES		REQ	UIRED Y	ARDS	딾			ŀ	XE	CBD-1 50.10.b
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
than those specifical limited or in this Zong goods or sending a financial state of the thick or in the thick	ment, other e by fisted, prohibited ne, selling providing including including ind related services who tel	If the structure exceeds 35' shove average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 ———————————————————————————————————	None	0	0		100%	52 ft. above average building elevation. See Special Regulation 6 No-maxi	의 <del>후</del> 의후	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  One for each room. See Special Regulation 5. See Section 60 of this Chapter.  See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following uses are not permitted in this zone:         <ul> <li>Vehicle service stations.</li> <li>Vehicle service stations.</li> <li>Vehicle and/or boat sale, repair, service or rental.</li> <li>Divericle and/or boat sale, repair, service or rental.</li> <li>Drive-in facilities and drive-through facilities.</li> </ul> </li> <li>Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:         <ul> <li>The assembled or manufactured goods are directly related to and dependent upon this use, and are excitable for purchase and removal from the premises.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.</li> </ul> </li> <li>A use involving the preperation and consumption of food may include, as part of the use, accessory seating if:         <ul> <li>The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and</li> <li>It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded.</li> </ul> </li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>Buildings axceeding 35 feet above average building requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>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 facedes</li></ol>
FO	OTN	OTES		<del></del>			· —				<u> </u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

		SN	DIREC	CTIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS	_	USE Z	ZONE CHART
	USE	REGULATIONS	ROCESS	N	INIMU REQ	MS WIRED Y	ARDS		XIMUMS			PACES	Zone Section 50.10.c
	Ď	Sue Sue Sue Sue Sue Sue Sue Sue Sue Sue	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
0-3366		21-93	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	s2 ft. above average building elevation. See Special Regulation 3. Ne mademum: See-elso-Speci-fieg's 4 & 5;	of th	E	One per each 100 aq. 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 mirrinize perceived building elevation shall be permitted only if design techniques are used to mirrinize perceived building mass and achieve superior architectural and human scale from abuilting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.65.54 and 50.65.54 an
	FOO	TNO	OTES										- For other information about parking and parking areas, see Chapter 105.  - For details of the regulations in this category, see Chapter 100.  - For information of the regulations in this category, see Chapter 95.  - For details of what may exceed this height limit, see Chapter 115.  - For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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r	CES		REC	UIRED Y	ARDS	딾				83	CBD-1 50.10.d
A EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge  Ciffice Use  Stacked or Attached Dwelling Units	If the structure exceeds 35' above average building elevation, then Process (IB, Chapter 152, and A.D.P. Chapter 142  Otherwise, A.D.P. Chapter 142	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 5. No macrimum: See also Special Regis 6 & 7.	D D	B D	See Section 105.25. See Section 60 of this Chapter. One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  1.7 per unit. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>This use may be located on the street level floor of a building only if there is an intervening retail store front between this use and the abutting right-of-way.</li> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use it:         <ol> <li>The arcillary assembly and manufacture of goods on premises may be permitted as part of an office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:         <ol> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design fechniques are used to manuze perceived runging rights are used to manuze perceived runging rights and active use are useful or activative and human scalar from accounting rights of way and public open repases. In meating this requirement, building single property include tenacing of upper floors and modulation of front facades.</li> </ol> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.         <ol> <li>Any portion of a structure that exceeds 30</li></ol></li>
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FOOTN	OTES		·		<u> </u>				L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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ſ	S.Z.		DIREC	TIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL/	ATIONS		USE Z	ONE CHART
		\ \ \	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS PUIRED Y	REAR - SQUA	LOT COVERAGE X	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section CBD-1 50.10.e  SPECIAL REGULATIONS
0-336	School, Day-ca Center or Mini School or Day-c Center	are e a a a a b b c c c c c c c c c c c c c c	of the structure exceeds 35' above exceeds 35' above exerage building slevation, 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. Norman mum: See else Spec Reg's 8 8-9:	D	В	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. A sk-toot high fence is required along all property lines adjacent to outside play areas.  3. Structured play areas must be set back from all property lines by at least five feet.  4. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.  5. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.  6. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 368-73, 368-150, and 368-155).  7. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building reass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces, in meeting this requirement, buildings strait exceed the desagn requirements of Zoning Code Sections 50.55.55 and 50.55.5 b, and will normally include terracing of upper floors and modulation or from tacades.  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 69 feet above average building elevation must be set back from the front property line one feet for each five feet that portion exceeds 69 feet above average building elevation.  9. Helight of structure must be genelisted with the Downtown Plan Chapter of the Comprehensive Plan.
6	ZC-C8D1/4-21-	93					<u> </u>	l	<u> </u>	1	ļ <sub>, .</sub> .		
	FOOT	'NO	TES				··	<del></del>			L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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ſ		SNO	DIREC	TIONS	FIRST	l, read down	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
		REGULATIONS	CESS	N	INIMU REQ	MS URED Y	ARDS		TIMUMS			ACES	CBD-1 50.10.f
	USE	REGU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
O-3366	Public Utility		of the structure exceeds 35' above everage building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	А 0	S	0	100%	52 feet above average building elevation. See Special Regulation 3. No manti-mum-See also Special-Regis 4 & 5.	DA See Special Reg. S	В	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the requisitions of Section 65 of this Chapter.  2. May be permitted only it locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.  3. Buildings exceeding 35 feet above average building elevation shall be permitted only it design techniques are used to minimize perceived building elevation shall be permitted only it design includes a shall exceed the design requirements of Zoning Code Sections 50.65.5 a and 50.65.5 b, and shall exceed the design requirements of Zoning Code Sections 50.65.5 a and 50.65.5 b, and shall increase the design requirements of Zoning Code may apply to the subject and will normally include terracing of upper floors and modulation of front teacades.  4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  4. Any position of a structure that exceeds 60 feet above average building elevation must be set back from the forst property line one feet for each five feet that position exceeds 60 feet above average building elevation.  5. Landscape Category 8 or C may be required depending on the type of use on the subject property and the impacts associated with the Covernment Feetby on nearby uses.
	FOC	DTN	OTES		<b>-</b>			~					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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es.	A SS SS RECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS QUIRED Y 30 S	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-1 50.10.g  SPECIAL REGULATIONS
0-3366	Government Facility Community Facility	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	52 feet above average building elevation. See Special Regulation 2. No-maid—marr: See—also Spec. Reg's 4 & 5.	φ Dissected Reg. 3	В	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building elevation mass and achieve superior auchitectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.65.5 a and 50.65.5 b, and will normally include terracing of upper floors and modulation of front facades.  3. Landscape Category B or C may be required depending on the type of use on the subject property and the impacts associated with the Gevernment Facility, on nearby uses.  4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  4. Any pertion of a circusture that exceeds 30 feet above average building elevation must be set back from the front property has one test for each five feet that pertion exceeds 30 feet above average building elevation.  5. Height of directure must be consistent with the Dewntown Plan Chapter of the Comprehensive Plan.
	FOOTN	OTES	1									For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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TA.	SS	<u> </u>	MINIMU			MAX	KIMUMS			8	CBD-1 50.10.h
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Transit Shetter	None	None	0	0	0	100%	15 feet above average	_	See Spec.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
							building elevation		Reg.		May install transit route and information signs and markers.
Public Park	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter	None	Will be by-case		ed on a cas	<b>39</b> -	52 feet above average building elevation. See Special Regulation 2, Ne-mast-mum. See Special Regulations	-	8-	See Section 105.25 and Section 60 of this Chapter	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. <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 abutiting 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</u>
O	152, and A.D.R. Chapter 142 						<del>0 an<b>d 4</b>:</del>				property.  3. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property line one feet for each five feet that portion exceeds 90 feet above average building elevation.  4. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.
ZC-CBD1H/4-21-93											
FOOTNO	OTES		,								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	(T) (S) REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS DUIRED Y	ARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-2 50.15.a  SPECIAL REGULATIONS
0-1	A Retail Establishment, other than those specifically listed, firmted, or prohibited in this zone, setting goods or providing services, including bending and related financial services  Entertainment, Cuttural and/or Recreational Facility  Hotel or Motel  Restaurant or Tavern	if the structure exceeds 35' gbove exceeds 35' gbove everage building elevation, then Process IIB, Chapter 152, snd A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	0	0	0	100%	a.  . 4 stories or 52 ft. sbove Lakeshore Plaza measured ct the midpoint of the frontage of the subject properly on Lakeshore Plaza; b. 3 stories or 39 ft. sbove each sbutting right-of-way measured st the midpoint of the trontage of the subject property on each right-of-way.  No- meadmum. See also Special Regulations 10 and 11.	-B- D See Special Reg. 12 -B- D See Special Reg.	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  See Section 60 of this Chapter.  One for each room. See Special Regulation 6 and Section 60 of this Chapter.  One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington:  a. A high watertine 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.  b. Balconies that are at least 15 feet above finished grade may extend up to 4 feet into the high watertine yard.  c. No structure, other than moored structures, may be waterward of the high waterfine. For regulation regarding moorages, see the moorage listings in this zone.  d. Must provide public pedestrian access from an adjoining right-of-way to and along the entire wateritorit of the subject property within the high waterine yard. In extition, the City may require that part or all of the high waterline yard be developed as a public use area. The City shall require eights designating public pedestrian access and public use area.  3. The following uses are not permitted in this Zone:  a. Vehicle service stations. b. Vehicle or boot sates, rapety, service or rental. c. Orive-in tactities and drive-through tactities.  4. Anothery assembly and 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 anothery 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 it: 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 pian is designed to practice the seating area from being expended.  6. The parking requirement for hold or motel use does not include parking requireme
3366	FOOTN	OTES		<u> </u>						<u>'</u> _		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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asn REGULATIONS	toces			UIRED Y	ARDS			1		ACES	CBD-2 50.15.b
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
A Retail Establishment, setting goods or providing services, including banking											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
and related financial services Entertainment,			i i			0					that document.  9. May not use fands waterward of the high waterline to determine lot size or to calculate allowable
Cultural and/or Recreatonal Facility; Hotel or Motel;						eo					density.  10. South of 2nd Avenue South and west of Lake Street South, maximum helant of structure is 41 fee
Restaurant or Tavern (continued)											above building elevation.
											11. 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 Zorring Code Sections 50.65.a and 50.65.6 b. a will normally include terracting of upper floors and modulation of front facades.
					!						12. Landscape Category B is required if the subject property is adjacent to WDI zone,
											10. Any portion of a structure that exceeds 90 feet above average building elevation must be set back -from the front property line one feet for each five feet that portion exceeds 00 feet above average -building elevation.
											11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Pt
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ZC-CBD2/4-21-93		8									
	<i>ज</i> नाम्बर								L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
FOOTNO	N II ILS										For details regarding required yards, see Chapter 115.

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A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Center, or Mini School or Day-Care Facility  ZC-CB02/4-21-93	ti 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 trontage of the subject property on Lakeshore Plaza;  b. 39 feet above each abutting right-of-way measured at the midpoint of the subject property on each right-of-way.  No maximum: See Special Regulations 11 and 12.	D	В	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Leke Westington:         <ul> <li>A high waterline yard equal in depth to the greater of 15 feet or 15 percent of the average percel depth is hereby established on the subject property.</li> <li>Balconies that are at least 15 feet above firished grade may extend up to 4 feet into the high waterline yard.</li> <li>No structure, other than moored structures, may be waterward of the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.</li> </ul> </li> <li>A 6-foot high fence is required along all property lines adjacent to outside ptay areas.</li> <li>Structured play areas must be set back from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>See Section 18 of this Chapter for regulations regarding buildneeds and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above</li></ol>
FOOTN	OTES		<u> </u>					L			For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

	SNI	DIREC	CTIONS	: FIRS	T, read dow	n to find us	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART		
	A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPI	Zone CBD-2	Section 50.15.c-2
	School, Day-Care Center, or Mini School or Day-Care Facility											11: Any portion of a structure that except from the front property line one-feet building elevation.  12: Height of structure must be consisted.	for each five test that postion excee	ds 30 feet above average-
3366	FOOTNO	DTES										- For other information about parking and - For details of the regulations in this cate; - For information of the regulations in this - For details of what may exceed this heig - For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE

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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	MS QUIRED Y GG S	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-2 50.15.d  SPECIAL REGULATIONS
Private Club or Lodge  Office Use	It 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		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-mass—mum. See Special Regulations 9 and 10.	D See Special Reg. 11 See Special Reg. 11 99	Ð	See Section 105.25 and Section 60 of this Chapter.  One per 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The following provisions, which supercede any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington:  a. A high waterfine yard equal in depth to the greater of 15 ft. or 15 percent of the average percel depth is harstly established on the subject property.  b. Batoniles that are at least 15 feet above firished grade may extend up to 4 feet into the high waterfine yard.  c. No structure, other than moored structures, may be waterward of the high waterfine. For regulations regarding moorages, see the moorage listings in this Zone.  d. Must provide public pedestrian access from an adjoining right-of-way to end along the entire waterfront of the subject property within the high waterfine yard. In addition, the City may require that part or all of the high waterfine yard be developed as a public use area. The City shall require signs designating public pedestrian access and public use area.  3. Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use it:  a. The 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. 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 abuting right-of-way.  5. Vesterinary offices are not permitted in this Zone.  6. See Section 18 of this Chapter for regulations regarding buildness and land surface modification, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  7. This development may also be regulated under the City's Shoreline Master Program; consult that document.  8. May not use lands waterwa
FOOTNO	DTES	<u> </u>	<u> </u>						L		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPE	ECIAL REGULATIONS	
Private Club or Lodge; Office Usecontinued	ES. CS.	T	<b></b>	S	EK.	7	ii S		S		10. Buildings exceeding 35 feet above at techniques are used to minimize penhuman scale from abutting rights-of-buildings shall exceed the design required in normally include terracing of upp  11. Landscape Category ≤ is required if  0. Any portion of a structure that exceed from the front property line one feet the building elevation.  10. Height of structure must be consisted.	rverage building elevation shall be provided building mass and achieve sway and public open spaces. In mequirements of Zoning Code Sections of front factions and modulation of front factions and modulation of front faction subject property is adjacent to the subject property is adjacent to the subject property is adjacent to the subject above average building of the code five feet that pertion exceeds	Apperior architectural and eding this requirement. 3 50.65.a and 50.65.6.b, and ades.  MDI zone.  Navation must be set back to 90 feet above average
FOOTNO	OTES	<u> </u>									For other information about parking and p For details of the regulations in this categ For information of the regulations in this c For details of what may exceed this heigh For details regarding required yards, see	pory, see Chapter 100, category, see Chapter 95. ht limit, see Chapter 115.	PAGE

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	SNC	DIREC	CTIONS	: FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART  Zone Section
	C S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS Dured Y AGS	REAR	LOT COVERAGE W	HEIGHT OF MEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-2 50.15.f
0-3366	Stacked or Attached Dwelling Units  ZC-CBD2/4-21-93	ti the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142 ———————————————————————————————————	None	0	0	0	100%	a. 52 feet above Lakeshore Plaza measured at the midpoint of the 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-massi-mum: See Special Regulations 7 and 8.	# D	<b>A</b>	1.7 per unit See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The following provisions, which supercade any conflicting provisions of this Chapter, apply only if the subject property abuts or includes a portion of Lake Washington:</li></ol>
	FOOTN	OTES		<u>,                                      </u>		,						- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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	S S REGULATIONS	ROCESS		MINIMU	JMS QUIRED Y	(ARDS		XIMUMS			SPACES		Zone CBD-2	Section 50.15.g
		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING S	SP	ECIAL REGULATION	DNS .
	Public Access Pier or Boardwalk	Process IIB- Chapter 452 and ADR Chapter 142	None	water 0 Water water 0 See s	0 ward of th	o he high o		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 pro- regulations of Section 65 of this Cha- 2. No eccessory uses, buildings, or ac- 3. If a structure will extend waterward the Washington State Department of 4. May not treat structures with creoso 5. Must provide at least one covered at 6. All utility lines must be below the pit 7. Plera must be adequately fit; the sor property. 8. The pier or boardwalk must display be oriented to and visible from the it 9. The side property line yards may be which connect with waterfront public 10. See Section 18 of this Chapter for it in addition, refer to Chapter 1 to dist subject property.  11. This development may also be regulated. 12. May not use lands waterward of the density.	epter.  itivities may be permitted as partitivities may be permitted as partitives of Natural Resources prior to partitives, of base, or toxic substance and secured waste receptacle, and secured waste receptacle, and deck and, where feasible, as urce of the light must not be visuate with letters and numbers are reduced for over water public access on adjacent property, eguitations regarding buildhead lermine what other provisions disted under the City's Shorelin dated under the City's Shorelin dated under the City's Shorelin	pplicant must obtain a lease from reposing this use.  is.  iderground.  stille from off the subject  id least 4 inches high.  access plers or boardwalks  is and land surface modification.  of this Code may apply to the
	ZC-CBD2F/4-9-93													
3 3 6	FOOTN	OTES										For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this hei For details regarding required yards, se	egory, see Chapter 100, category, see Chapter 95, ght limit, see Chapter 115.	PAGE
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A S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	E	RED YARDS	LOT COVERAGE W	HEIGHT OF WASTRUCTURE STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.15.h  SPECIAL REGULATIONS
Moorage Facility for One or Two Boats	A.D.R. Chapter 142	None	waterine 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> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No 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.</li> <li>Moorage structures may not extend waterward beyond a point 150 ft, from the high watertine. In addition, piers and docks may not be wider than is reasonably necessary to provide safe access to the boats, but not more than 8 feet in which.</li> <li>If moorage structures will extend waterward of the luner Heator Line, the applicant must obtain a tease from the Washington State Department of Natural Resources prior to proposing this use.</li> <li>May not treat structures with crecepte, oil-based, or took substances.</li> <li>Moored structures may not be closer than 25 feet to another moored structure not on the subject property.</li> <li>Must provide at least one covered and secured weste receptacle.</li> <li>All utility tines must be below the pier deck and, where feasible, underground.</li> <li>Piera must be adequately fit; the source of the Bight must not be visible from off the subject property.</li> <li>Moored structures must display the street address of the subject property. The address must be oriented to and visible from the lake, with letters and numbers at least 4 inches high.</li> <li>Covered moorage is not permitted.</li> <li>A high waterline yard equal in depth to the greater of 15 feet or 15% of the average parcel depth to hereby established on the subject property. No structure other than moorage structures may be within the high waterline yard.</li> <li>See Section 18 of this Crapter for regulations regarding buildness and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Title development may</li></ol>
FOOTN	OTES				<u> </u>			L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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☐ SESTIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Moorage Facility For One or Two Boats (continued)											<ol> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> </ol>
General Moorage Facility  ZC-CBD2V4-9-93	Process IIB IIA Chapter 162 150 and A.D.R. Chapter 142		Reg.	0 abso 11	O Spec.	100%	Landward of the high waterline 39 feet above average building elevation. Nemaximum. See Special Regulations 23 and 24. Waterward of the high waterline, pier decks may not be more than 24 ft. above mean see level. Diving boards and similar features may not be more than 3 ft. above the deck.	See Spec. Reg. 6	B See also Spec. Reg. 15	See Section 105.25 and Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The City will determine the maximum allowable number of moorages based on the following factors:  a. The topography of the crea.  b. The ability of the land waterward of the high waterline to support the moorages.  c. The nature of nearby uses.  d. The potential for traffic congestion.  e. The effect on existing habitats.  3. Moorage structures may not be larger than is reasonably necessary to provide sate 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 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, it:  1) Storage tarks are underground and on dry land; and  2) The use has facilities to contain and clean up oil and gas apita.  b. An over-water shed, which is no more than 50 equare 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 it:  1) This activity is conducted on dry land and either totally within a building or totally sight accessed from an adjorning property and the right-of-way; and  2) All of yeard motor testing is conducted within a building.  e. Meeting and special events nooms.  5. Must provide public pedestrian excess from an adjorning right-of-way to and atong the entire wate 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 shal
FOOTNO	OTES	1									- For other Information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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asn REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		JMS QUIRED YA	ARDS	COVERAGE	TOF SWINKIN	APE	)RY	REQUIRED PARKING SPACES	Zone Section 50.15.j
	REQUI	LOT SI	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUI	SPECIAL REGULATIONS
General Moorage Facility (continued)  2C-CBD2J/4-9-93											<ol> <li>The City may require the applicant to install a buffer between the subject property and adjoining property. The City will use the requirements of Chapter 95 as a guide for requiring a buffer.</li> <li>At least one pump-out facility shall be provided for use by the general public. This facility must be easily accessible to the general public and clearly marked for public use.</li> <li>Must provide public restrooms unless moorage is available only for the residents of dwelling units on the subject property.</li> <li>If moored structures will extend waterward of the inner Harbor Line, the applicant must obtain a lease from the Washington State Department of Natural Resources prior to proposing this use.</li> <li>May not treat moored structures with crecode, oil-based, or toxic substances.</li> <li>No moorage structure may be within:         <ul> <li>100 ft. of a public park;</li> <li>50 ft. of any shutting lot that contains a detached dwelling unit; and</li> <li>25 ft. of enother moorage structure not on the subject property.</li> </ul> </li> <li>Must provide at least two covered and secured waste receptacles.</li> <li>All utility lines must be below the pier decks and, where feasible, underground.</li> <li>Piers must be adequately lit; the source of the light must not be visible from off the subject property.</li> <li>Moored structures must display the street address of the subject property. The address must be oriented to and visible from the take, with letters and numbers at least 4 inches high.</li> <li>Covered moorage is not permitted. Aircraft moorage is not permitted.</li> <li>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.</li> <li>Balconies that are at least 15 ft. above finished grade may extern up to 4 ft. Into the high w</li></ol>
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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	C S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
0-3366	General Moorage Facility (continued)											<ol> <li>See Section 18 of this Chapter for regulations regarding bulkheads and land surface modification, in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoretine Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Averue South and west of Lake Street South, meximum height of structure is 41 feet above average building elevation.</li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from ebutting rights of water peaces. In medina this regularments, 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 facedes.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set backfrom the frost property the one foot for each tive feet that pertion exceeds 30 feet above average building elevation.</li> <li>Height of obselver must be sensistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
	FOOTN	OTES		<b>L</b>								For other information about perking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SNO	DIREC	CTIONS	FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y E E E E E E	REAR	LOT COVERAGE W	HEIGHT OF WEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-2 50.15.I
Government Facility Community Facility ZC-CBD2K/4-21-93	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	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.	D See Special Reg. 2	В	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Landscape Category C is required if the subject property is adjacent to WDI zone. Landscape Category Aor 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.</li> <li>May be permitted only if locating this use in the immediate area of subject property is necessary to permit efficient service to the area or the City as a whole.</li> <li>No structures, other than moorage structures, may be waterward at the high waterline. For regulations regarding moorages, see the moorage listings in this Zone.</li> <li>See Section 16 of this Chapter for regulations regarding buildheads and land surface modification in addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum helpita of structure is 41 feet above average building elevation.</li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abutting rights-of-way and public open spaces. In meeting this requirement, building shall exceed the design requirements of Zoning Code Sections 50,65.5.b. and 50,65.5.b. and will normally include terracing of upper floors and modulation of front facades.</li> <li>Any portion of a ctructure that exceeds 30 feet above average building elevation must be set Dack from the front property line one foot for each five feet that pertion exceeds 30 feet</li></ol>
FOOTN	OTES									<b>'</b>	For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	SNO	DIREC	CTIONS	: FIRS	T, read down	n to find use	THEN,	across for REGUL	ATIONS		USE Z	CONE CHART
	☐ S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-2 50.15.m  SPECIAL REGULATIONS
	Public Transit Shelter	None	None	0	0	0	100%	15 ft. above average building elevation		See Spec. Reg. 2	None	<ol> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> <li>This development may also be regulated under the City's Shoreline Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> </ol>
O-3366	Public Park  ZC-CBD2L/4-21-93	If the structure exceeds 35' above average building elevation, then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None		II be dets case-by-c	mined on	<b>a</b>	a. 52 feet above Lakeshore Plaza measured at the midpoint of the frontage of the subject property on Lakeshore Plaza; b. 39 feet above each abutting right-of-way measured at the midpoint of the subject property on each right-of-way. No-mast		В	See Section 105.25 and Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The design and facilities of the park should emphasize its waterfront location.</li> <li>See Section 18 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>This development may also be regulated under the City's Shoretine Master Program; consult that document.</li> <li>May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.</li> <li>South of 2nd Avenue South and west of Lake Street South, maximum height of structure is 41 feet above average building elevation.</li> <li>Buildings exceeding 35 feet above average building elevation shall be permitted only if design techniques are used to minimize perceived building mass and achieve superior architectural and human scale from abuilting rights-of-way and public open spaces. In meeting this requirement, buildings shall exceed the design requirements of Zoning Code Sections 50.55.5 a and 50.65.5 b, and will normally include terracting of upper floors and modulation of front facades.</li> <li>Any pertien of a structure that exceeds 60 feet above average building elevation must be set back from the front property line one feet for each five feet that pertien exceeds 60 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
i	FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	V DESTRUC	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.a  SPECIAL REGULATIONS
Entertairment, Cultural, and/or Recreational Facility  Hotel or Motel	fithe ciructure exceeds 95' ebove exceeds 95' ebove exerage building elevation, then Rrocess IIB, Chapter 152, and A.B.R. Chapter 142  Gtherwise, A.D.R. Chapter 142		20'	0	0	80%	39 feet above average building elevation. See Spec. Reg. 2.  No maidmum. See Special Regulations. 9 and 9:	D See Special Reg. 8 D See Special Reg. 8	E	See Section 105.25, Also see Section 60 of the Chapter. One for each room. See Spec. Reg. 4, Also see Section 60 of the Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the coutherly boundary of 2nd Avenue South abutting Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other atternative exists.</li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention tacilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ul> </li> <li>Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Pian chapter of the Comprehensive Pian.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper 8. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, D, or J.</li> <li>Arry portion of a structure that exceeds 90 feet above average building elevation must be set backfrom the front property line one feet for each five feet that portion exceeds 30 feet above average-building elevation.</li> <li>Height of structure must be consistent with the Do</li></ol>
zc-cbd3/12-9-92 FOOTNO	OTES								L		- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

S	DIREC	TIONS	: FIRS	T. reed dow	n to find us	o THEN.	across for REGUL	ATIONS		USE Z	ONE CHART
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.b  SPECIAL REGULATIONS
Restaurant or Tavem	# the- structure- exceeds 95/ show- exemple- bulking- elevation, then- Process IIB, Chapter 162, and- AD.R. Chapter 142- Githerwise; A.D.R. Chapter 142	None	20'	0	0	80%	39 feet above average building elevation. See Special Reg. 2 . Ne-mark-mum. 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> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuilding elevation.</li> <li>Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other afternative exists.</li> <li>If a portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is paratiel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ul> </li> <li>Drive-in facilities and drive-through facilities are not permitted in this zone.</li> <li>Site and building design must include installation of pedestrian throages consistent with the majoredestrian routes in the Downtown Ptan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject profess to Chapter 1 to determine what other provisions of this Code may apply to the subject profess the foot property line one-loot for each five feet that portion exceeds 90 feet above biveragibuilding alevation.</li> <li>Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive in Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive in the</li></ol>
FOOTNO	DTES										For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

		SN	DIREC	TIONS	: FRRS	T, read dow	n to find us	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
	USE 🗸	S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-3 50.20.c  SPECIAL REGULATIONS
	Any Retail Establishmet than those specifically it timited, or pri in this Zone, goods or pro services inch benifing and financial services.	sted, ohthered selling widing uding related vices	II the- etnicture- exceeds 35'- above- everage- buildings- 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 Special Regulation 3.—No must—mum. See Special-Regulations—10-and-11.	0   See   Special   Final   Fi	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chepter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The following uses are not permitted in this Zone:  a. Vehicle service stations.  b. Vehicle or boat sates, repetr, service, or rental.  c. Fast food restaurants.  d. Drive-in facilities and drive-through facilities.  3. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South sbuttir Planned Area 6C may exceed 25 feet above average building elevation.  4. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other atternative exists.  5. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:  a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and impacts of this use with enciliary assembly or manufacturing activities must be no different from other retail uses.  6. A use involving the preparation and consumption of food may include, as part of the use, accessor seating it:  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.  7. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The notizorial 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 Totsance Between Structures Regarding Maximum Horizontal Facade Regulation* for further details.  8. Site and building design must include instaliation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Pl
300			OTES					1					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

	SNO	DIREC	CTIONS	: ARE	iT, read dow	en to find us	o THEN,	across for REGUL	ATIONS		USE 7	ZONE CHART
	A EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT REC	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.20.d Special regulations
	Any Retail Establishment, other that those specifically listed, itmited, or prohibited in this Zone, selling goods or providing services, including banking and related financial services (continued) Private Lodge or Ctub	If the structure—exceeds 36'- above—exceeds 36'- above—exceeds 36'- above—exceeds 188,- Chapter 152, and A.D.R. Chapter 142	None	20'	0	0	80%	39 feet above average building elevation. See Special Regulations-7-and 8:		В	See Section 105.25, See Section 60 of this Chapter.	B. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  10. Landscape Category B is required if the subject property is adjacent to Planned Areas 6C, D, or J.  10. Any-portion of a structure that exceeds 30 feet above average building elevation muct be set backfrom the front preperty line one-feet for each five-feet that perion exceeds 30 feet above average building elevation.  11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other alternative exists.  3. No portion of a structure within 100 feet of the southern boundary of Second Avenue South abutiting 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 perallel to the boundary of the low density zone shall not exceed 50 feet in whith.  See the Section in Chapter 115 entitled Tibstance Between Structures Regarding Maximum Horizontal Facade Regulation* for further details.  5. Site and building design must include installation of pedestrian integes consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  6. Riefer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  7. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J.  7. Any-portion of a structure that exceeds 90 feet above average building elevation—must be set backfront the front property line one-fe
မ် အ တ	FOOTN	OTES				<u> </u>						- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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SN	DIREC	TIONS	: FIRS	T, reed dow	m to find us	e.,. THEN,	ecross for REGUL	ATIONS		USE Z	ONE CHART
ATIO	ESS	N	MINIMU REC	MS OUIRED Y	ARDS		XIMUMS			ES	Zone Section CBD-3 50.20.e
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Office Use  ZC-CBD3/4-9-93	#the-structure-exceeds 35'-esceeds 35'-esc	None	20'	0	0	80%	39 feet above average building elevation. See Spec. Reg. 3. No maxi- nume. See- Special Regulations- 9 and 10.	D See Special Reg. 9	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Primary vehicutar access to the subject property may not be directly from Second Avenue South between Second Street South and Sizte Street unless no other atternative exists.  3. No portion of a structure within 100 feet of Planned Area 6C may exceed 25 feet above average building elevation.  4. The following regulations apply to veterinary offices only:  a. May only treat small animals on the subject property.  b. Outside rune and other outside facilities for the animals are not permitted.  c. Site must be designed so that notes from this use will not be euclible off the subject property. A certification to this effect, signed by an Accustical Engineer, must be submitted with the A.D.R. and building permit applications.  d. A veterhary office is not permitted if the subject property contains dwelling units.  5. Anciliary assembly and manufacture of goods on the premises of this use are permitted only it:  a. The assembled or manufacture gloods 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 encillary assembly or manufacturing activities must be no different from other retail uses.  6. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Horizontal Facade Regulation" for further details.  7. 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.  8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper 9. Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D,
FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

REGULATIONS	REQUIRED REVIEW PROCESS		REC	UIRED Y.							
	REGU RED W PRO	3		COLKED 1.	ARDS	試	N 13 1002			ACES	CBD-3 50.20.f
~ ]	REQUIR	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPA	SPECIAL REGULATIONS
acked or Attached welling Units	Hithe- structure- exceeds 654 shove- everage- then- th	None	20°	0	0	80%	39 feet above average building elevation. See Spec. Reg. 2. Normation Special Regulations. J. and 8.	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southern boundary of Second Avenue South abultin Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the tow density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ul> </li> <li>This use must be part of a mixed use development on the subject property containing retail and/or office uses.</li> <li>Site and building design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper 7. Any portion of a structure that exceeds 30 feet above average building elevation must be set best-from the front property-line one-feet for each-live feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
etached Dwelling nits \$-CBD3/4-9-93	None	3,600 sq. ft,	20'	5', but 2 side yards must be at least 15'	10'	70%	il edjorning a low density zone, then 25' above average building elevation. Otherwise, 30' above average building elevation.	D	^	2.0 per unit	1. For this use, only one dwelling unit may be on each lot regardless of size. 2. This use may only be located west of State Street. 3. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.

SNO	DIREC	TIONS	: PIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
) <u>1</u>	80	N	MINIMU	JMS		MA	XIMUMS			T	Zone Section
SS SEGULATIONS	D PROCESS		REC	UIRED Y	ARDS			1		PACES	CBD-3 50.20.g
	REQUIRED REVIEW PR	LOT SIZE	FRONT	SIDE	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Church Control	dithe otneture exceeds 35 above everage building elevation, then 152, and 152, and 142 Otherwise; A.D.R. Chapter 142	None	20'	IIS o	O RE	80%	39 feet above average building elevation. See Special Regulation 3. No maximum. See Special Regulations—8 and 9.	See Special Reg. 8	SIC CV	One per every four people based on maximum occupancy load of any area of worstip. 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 abutifing 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 tacade of that portion of the structure which is paratiel to the boundary of the low density zone shall not exceed 50 feet in whith.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  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 anciliary to the use.  7. Refer to Chapter 1 to distermine 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.  9. "Any portion of a structure that exceeds 90 feet above average building elevation must be est beaktrom-the front property line one loot for each five feet that portion acceeds 30 feet above average—building elevation.
e FOOTN	OTES		L. <u></u>		L-,,	l					- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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110	100	N	IINIMU	MS	<del></del>	МА	XIMUMS	r			Zone Section
SS SECULATIONS	OCES			UIRED Y	ARDS	T	Ì	1		ACES	CBD-3 50.20.h
School, Day-Care	REQUIRED REVIEW PROCESS	NOT SIZE	8 FRONT	o SIDE	o REAR	% LOT COVERAGE	Anoga peel 68. STRUCTURE	CATEGORY	B SIGN CATEGORY	REQUIRED PARKING SPACES	. SPECIAL REGULATIONS  1. The development of the subject property and adjacent rights-of-way must be consistent with the
Center, or Mini-School or Day-Care Center	structure—exceeds 35'- sbove. sverage building—elevation, then Precess IIB, Chapter 152, and A-D-R; Chapter 142— Otherwise,— A D.R. Chapter 142						average building elevation. See Special Regulation 4.  Ne-maxi			Section 105.25, See Section 60 of this Chapter.	regulations of Section 65 of this Chapter.  2. A stx-foot-high fence is required along all property these 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 abut 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 pessenger loading area may be required depending on the number of attendees and textent 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:  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 Structure 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 exceeded 30 feet above average building elevation must be set bear from the front-property-the one-feet-fer each five feet that portion exceeds 30 feet above average building elevation.  13. Height of etructure-must be consistent with the Downtewn Plan Chapter of the G
FOOTN	OTHE C										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.

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SN	DIREC	TIONS	FIRS	T, read dow	en to find us	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
S S SEGULATIONS	REQUIRED REVIEW PROCESS		REC	JMS QUIRED Y	ARDS	COVERAGE	O E E	34 14	À.	REQUIRED PARKING SPACES	Zone Section 50.20.i
□ ** □ ** □ ** □ ** □ ** □ ** □ ** □ *	REQUIRI REVIEW	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRE	SPECIAL REGULATIONS
Public Utility  Government Fectility  Community Facility	II-the- etructure- exceeds 35'- above: average- building- elevation,- there 152, and- AD.R.: Chapter 142- Giterwise- A.D.R. Chepter 142	None	20'	0	0	80%	39 ft. above average building elevation. See Spec. Reg. 2. No mest-mum. See Spectal Regulations-7 and 8.	C See Special Reg. 3 A See Special Reg/s 3 and 4	8	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No portion of a structure within 100 feet of the southerly boundary of Second Avenue South sbutth Planned Area 6C may exceed 25 feet above average building elevation.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 6C, D, or J.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ol> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 30 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ol> </li> <li>Site and building design must include installation of pedestrian trivages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject prope from the front property line one-foot for each five leat that portion exceeds 30 feet above average-building elevation.</li> <li>Heights of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>May be permitted only if it will not urreasonably impede pedestrian movement or create traffic</li> </ol>
Shefter :  ZC-CBD3/4-11-93	NOTE:	RUTB					average building elevation		See Spec. Reg. 3		safety problems.  2. 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.  3. May install transit route and information signs and markers.
FOOTN	OTES							L			- For other information about perking and perking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

S	DIRE	CTION	S: FIRE	3T, read dov	en to find us	THEN	I, across for REGUL/	ATIONS	—	USE ?	ZONE CHART		
A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED YA	REAR	LOT COVERAGE Z	HEIGHT OF GARACTURE OF	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPI	ACTION AND ADDRESS OF THE ADDRESS OF	Section 50.20.j
B ZC-CBD3J/4-11-93	structure- exceeds 35'- ebove- everage- building- elevation,- then- Process IIB,- Chapter- 152, and- A.D.R Chapter- 142- Otherwise, A.D.R Chapter 142		_	determine	ed on a cas	+	39 feet above average building elevation. See Special Reg. 3. No maximum. See Special Regulations. Sea Special Regulations. Sea Special Regulations.		В	See Section 105.25. See Section 60 of this Chapter.	3. No portion of a structure within 100 f	ie installation of pedestrian linkages of Plan chapterof the Comprehensive P feet of the southern boundary of Sec et above average building elevation. at other provisions of this Code may a lids 30 feet above average building el for each five feet that portion exceed	consistent with the major flan. cond Avenue South abutting apply to the subject properly devation must be set back- to 20 feet above average-
FOOTNO	OTES	1									For other information about perking and For details of the regulations in this cate; For information of the regulations in this For details of what may exceed this heig. For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. pht limit, see Chapter 115.	PAGE

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	SN	DIRE	CTIONS	S: FIRS	T, read dow	n to find us	o THEN,	, across for REGUL	ATIONS	8	USE	ZONE CHART
	E SECULATIONS	CESS		MINIMU	JMS QUIRED Y	ARDS		XIMUMS			SES	Zone Section CBD-4 50.25.a
	OSE SECU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Restaurant or Tevern	Sthe- structure exceeds 95' above- average- building- elevation; then- Preceed IIB; Chapter 162, and- ADJI; 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 modemum See Special Regulations 10 and 11.	D. See Special Reg. 11 48-	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Mischinum height of structure is 55.4 feet above everage building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. 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 stokes 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 stokes er 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 stokes er 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 stokes er 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 stokes er 30 feet. No portion of a structure of the subject property.  6. The maximum height of structures on the subject property may be increased by 1 stoky-or 13 feet if 5th applicant provides subterrancen periding for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for such periding. Any propersure 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional periding open dhing areas, may be oriented towards Second Avenue South.  8. Primary vehicular access to the subject property may not be directly from Second Avenue South 5th boundary of the
3 3 6 6	FOOTN	OTES										- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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d <b>r</b>	330 300		REQ	UIRED YA	ARDS	GE				ACE		CDD-4	50.25.0
USE 5	ED .					COVERAGE	OF URE	E E	L &	B 85			
$\Box$	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	_
Restaurant or											10. Development shall not isolate eny	existing detached dwelling unit in th	dg zone.
Tavem (continued)											11. Landscape Category B is required	If subject property is edjacent to Pts	anned Area 6 C.
											Refer to Chapter 1 to determine with property.	nst other provisions of this Code me	ry apply to the subject
		×									10: Any portion of a structure that exce tram the front property-line one load building elevation.		
											11. Height of structure must be consist Plan.	ent-with the Cowntown Plan Chapte	er of the Comprehensive
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FOOTN	OTES						<u> </u>	-			For details of what may exceed this help For details regarding required yards, se	ght limit, see Chapter 115.	

	SNC	DIREC	CTIONS	FIRS	ST, read dow	m to find us	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART  Zone Section
	☐ SE REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.c
	Entertainment, Cuttural, and/or Recreational Facility  Hotel or Motel	If the- structure- exceeds 25'- above- sverage- building elevation, - then- Process IIB, - Chapter 152, and - A.D.R. Chapter 142- Otherwise, A.D.R. Chapter 142		0	O See Spec. Reg. 2.	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3. No mademum: See Special Regulations—11 and 12.	D See Special Reg. 12 + +	E	See Section 105.25, See Section 60 of this Chapter  One for each room. See Spec. Reg9: 4 Also see Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. Ne-pention of a structure within 100 feet of the southerly-beardary of Second Avenue-South abutiting feet of the southerly boundary of Second Avenue-South abutiting Planned Area 6C shall accessed the lower of 3 ctories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue-South abutiting Planned Area 6C shall accessed the Jowes of 3 ctories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue-South abutiting Planned Area 6C shall accessed the Jowes of 3 ctories or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue-South abutiting forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property may be increased by 4-steey e-19 feet if the applicant provides subtammanen penting 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 penting. Any proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.  7. No aspect or component of this use, including hotel/motel rooms and open dining areas, may be oriented toward. Second Avenue South.  8. Primary vehicuter
)	FOOTN	OTES		•								PAGE  For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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USE (	KEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.d SPECIAL REGULATIONS
Entertainment Cultural, and/c Recrectional F (continued) Hotel or Motel (continued)  Any Fletail Establishment than those specifically list firsted, or proi in this zone, so goods or provi services inclu- banking and r financial service  ZCCBD4/4-12	or Facility , other - hed, hiblied elling iding stated cess.	Tithe- structure- exceeds 95'- shove- everage- building- elevation, then- Process IIB, Chapter 152, and- A.D.R. Chapter 142- Ctherwise, A.D.R. Chapter 142- 142- 142-	None	0 See Spec. Reg. 2.	a	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No mad-mum. See Special Regulations 12 and 13.	B-D See Special Reg. 13	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	b. The hortzontal length of any facede of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Hortzontal Facade Regustation" for further details.  11. Development shall not isolate any existing detached dwelling until in this zone.  12. Landscape Category B is required if subject property is adjacent to Planned Ane. 6.C.  13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  14. Any portion of a structure that exceeds 30 feet above average building elevation must be set back from the front property the one-foot for each five feet that portion exceeds 30 feet above average building elevation.  14. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.  15. 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 average building elevation west of 2nd Street South both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South inducting any adjacent structure in CBD1 west of 2nd Street South developed with a structure in the zone.  5. No-pertion of a structure within-100 feet of the southerly-boundary of-Second Average-South-abutin Planned-Area 6A shall exceed the lower of 3 stories er 39 feet. No portion of a structure within 19 feet of the southerly boundary of Second Average C shall exceed the lower of 2 stories er 39 feet. No portion of a structure within 19 feet of the southerly boundary of Second Average C shall exceed the lower of a stories er 39 feet. No portion of a structure within 19 feet of the southerly boundary of Second Average South abuting Planned Area 6C shall exceed the lower of a st
FOOT	rn(	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	
Any Retail Establishment, other than those specifically listed, limited, or prohibited in this zone, selling goods or providing services including banding and related financial services (continued).											activities must be no different from  10. A use involving the preparation and 9+ seating it: a. The seating and associated circulares of this use; and b. it can be demonstrated to the City from being expended.  11. If any portion of a structure is adjoint 10. a. The height of that portion of the selevation, or b. The horizontal length of any taces boundary of the low density zone See the Section in Chapter 115 entity Horizontal Facade Regulation* for tu  12. Development shall not isolate any e  13. Landscape Category B is required if 14. Refer to Chapter 1 to determine what 15. Any portion of a structure that excess	phractities.  phractities.  per property may not be directly from a State Street unless no other elemative of goods on the premises of this use goods are directly related to and depend removal from the premises.  In other retail uses.  Consumption of food may include, as platfor area does not exceed more than a that the floor plan is designed to predict that portion of the structure which shall not exceed 15 feet above that not exceed 50 feet in width.  In other retail uses.  Additional and acceed to the structure which shall not exceed 50 feet in width.  In other provision of the structure which shall not exceed 50 feet in width.  In other provisions of this code may a structure and five feet that persion exceeds for each five feet that persion exceeds.	e exists.  are permitted only if: Indent upon this use by or manufacturing  part of the use, accessory  10% of the gross floor  stude the seating area  e severage building  is parallel to the parding Maximum  ad Area 6 C.  uply to the subject  vection must-be set-basti- 20 feet-above average
ZCC8D4/4-11-93			لــــا					L	L	L.,		<u>_</u>	the Comprehensive Plan-
FOOTNO	DTES										<ul> <li>For other information about parking and</li> <li>For details of the regulations in this cate.</li> <li>For information of the regulations in this.</li> <li>For details of what may exceed this heig.</li> <li>For details regarding required yards, see</li> </ul>	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE

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	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF WEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.f	
	Private Lod Club		Hithe-structure-exceeds 35'-above-axceeds 35'-above-axceeds 35'-above-axceeds 18'-chepter-152, and -AD-R:-Chepter-142-Githerwise-AD-R:-Chepter 142	None	0 See Spec. Reg. 2	0	•	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6, No-mast-mum, Goe-Special Regulations 9 and 10.	See Special Reg. 10	В	See Section 105.25 and See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from 2nd Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but it both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street 5 including any adjacent structure in CBD1 west of 2nd Street South developed with a structure zone.  5. No portion of a structure within 400 feet of the southerty boundary of Second Average South abutting Planned Area 6C shall exceed the lower of 3 stories or 39 feet. No portion of a structure within feet of the southerty boundary of Second Average South abutting Planned Area 6C shall exceed lower of 2 stories or 39 feet. No portion of a structure within feet of the southerty boundary of Second Average South abutting Planned Area 6C shall exceed lower of 3 stories or 39 feet. No portion of a structure within feet of the southerty boundary of Second Average South abutting Planned Area 6C shall exceed lower of 3 stories or 39 feet. No portion of a structure within the content of the subject property with hower compone towards the pertineter of the subject property.  6. The maximum height of structures on the subject property may be increased by 1-steey-or 13 feet the applicant provides subterranean parking for uses in the CBD-1 and CBD-2 zones or makes portion of the subject property or the proposed structure available for such parking. Any propounder this paragraph will be reviewed and decided upon as a Planned Unit Development, CBD-2 zones or makes portion of the subject property or the proposed structure available for such parking. Any propounder this paragraph will be reviewed and decided upon as a Planned Unit Development, and the PUD process, the City will determine whether the public benefit derived from providing this additional parking on site is sufficient to above the increase	South In this butting in 100 softhe- telest If so a specifit at and
0000	FOO	TNO	OTES	-									PAGE  For other information about perking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	

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		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Private Lodge or Club											10. Landscape Category C is required if subject property is editioned to Planned Area 6.C.  11. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  12. Any portion of a ctrusture-that exceeds 30 feet above-average building elevation must be est bear from the front property line one-toot 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.
ය ය ල	FOOTN	OTES					•					PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OMS QUIRED Y	KEAR REAR	LOT COVERAGE W	HEIGHT OF WIN	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-4 50.25.h  SPECIAL REGULATIONS
Ciffice Use	If the structure-exceeds 35'-esove sverage building elevation, then 162, and A-D-P. Chapter 142- Otherwise, A.D.R. Chapter 142		O See Spec. Reg. 2	O	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No mand-mum. See-Special. Regulations 11-and-12-	D See Special Reg. 12 4	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 2nd Street South shall be set back 20 feet from 2nd Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. Ne pertion of a structure within 100 feet of the southerly-boundary of Secend Avenue South abutiling Planned Area 64 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 abutiling Planned Area 64 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 abutiling Planned Area 65 shall exceed the lower of 3 stories are 25 feet. Structures shall be modulated and terraced on the Include. The tribest building forms shall be grouped towards the center of the subject property with lower components towards the perlimeter of the subject property may be increased by 4-story-or 12 feet if the applicant provides subternanean pertring 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 perfong. 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 size is sufficient to allow the increase in height end building mass.  7. The following regulations apply to veterinary offices only:  • a. May only treat small animals on the subject property.  • A certification to this effect, signed by an Accoustical Engineer, must be abstrated with the A.D.R. and building pe
FOOTNO	OTES		<u> </u>	L							For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Office Use (Continued)  Church		fither structure— exceeds 35'- chove— exerage— building— elevation; then— 152, end— A:D:R; Chapter— 142:————————————————————————————————————	None	0 See Spec. Reg. 2	0	C	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 5, and 6, No maximum. See-Special Regulations—19-and—11:	G- D See Special Reg.	8	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.	<ol> <li>9. Primary vehicular access to the subject property may not be directly from Second Avenue South between Second Street South and State Street unless no other atternative exists.</li> <li>10. If any portion of a structure is adjorring a low density zone, then either;         <ul> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Fecade Regulation" for further details.</li> <li>11. Development shall not lookete any existing detached dwelling und in this zone.</li> <li>12. Landscape Category C to required if subject property is edjacent to Planned Area 6 C.</li> <li>13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ul> </li> <li>11. Any portion of a structure that exceeds 30 feet above average-building elevation must be set backfrom the front property line one tool for each five feet that portion exceeds 30 feet above average-building elevation.</li> <li>12. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>2. Structures east of Second Avenue South shall be set back 20 feet from Second Avenue South.</li> <li>3. Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>4. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South, including any adjacent structure within 100 feet of the southerly boun</li></ol>
200	FOO	TNO	OTES		<b>└</b>						L		For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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A SS	EQUIRED LEVIEW PROCESS	SIZE	RE(	XUIRED Y		COVERAGE		ANDSCAPE ATEGORY	IGN	EQUIRED ARKING SPACES		
Church (continued)	ш. Ц.	I				T	# S		8	ox. p.	the applicant provides subterraneen perking for uses in the CBD-1 and CBD-2 zones portion of the subject property or the proposed structure available for such pariting. A under this paragraph will be reviewed and decided upon as a Ptanned Unit Developm 125 of this Code. As part of the PUD process, the City will determine whether the put derived from providing this additional parking on site is sufficient to allow the increase building mass.  7. Primary vehicular access to the subject property may not be directly from Second Available between Second Street South and State Street unless no other atternative exists.  8. 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 is elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Mathotzontal Facade Regulation" for further details.  9. No parking is required for daycare or school andillary to the use.  10. Development shall not lackate any existing detached dwelling unit in this zone.  11. Landacape Category C is required if subject property is adjacent to Planned Area. 6.6.  12. Refer to Chapter 1 to determine what other provisions of this Code may apply to the structure the front property line one foot for each five feet that pertion exceeds 20 feet about the front property line one foot for each five feet that pertion exceeds 20 feet about building elevation.	or makes a uny proposed sent, Chapter bitc benefit in height and senue South bulkting it to the adjustment in the sent beet-we average-
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	Church (continued)	(peruppico)  PEGULATION REQUIRED REVIEW PROCESS	Church (condinate)  Church REQUIRED  REQUIRED  Continued)  Contained	ZCCBD4/4-11-83	Church (continued)  ZCC8D4/4-11-83  MINIMUMS  REQUIRED Y  RECOILED Y  RECOILED Y  RECOILED Y  RECOILED Y	Charch (continued)    Continued   Continue	Church (continued)  Church (continued)  Church (continued)	Church (continued)  EEGCILATION  SECULATION  RECUIRED AND  RECUIRED AND	ZCCBD4/4-11-93  ZCCBD4/4-11-93  ZCCBD4/4-11-93	Charch (continued)    Charch (continued)   Charch (	Chrich (continued)    SECORD444-11-93   SECORD44-11-93   SECORD44-11-93	MINIMUMS  BEQUIRED YARIIS  BY B

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A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units	Fit at	None	0 See Spec. Reg. 2.	15 0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6, No mad-mum. See-Special Regulations—8 and 9.	See Special Reg. 9	A A	1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and adjacent right-of-way must be consistent with the regulation of Section 85 of this Chapter.  2. Structures east of Second Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above everage building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. Ne 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 tempod on the hillable. The tisset building forms shall be grouped towards the center of the subject property with lower components towards the pertineter of the subject property.  6. The maximum height of structures on the subject property may be increased by 1-stery of 13 feet till 155 the applicant provides subtemaneen perforing 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 proposed under this periguraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building elevation, or  5. In height of that portion of the structure shall not exceed 50 feet in width.  5. See the Section in Chapter 115 critified "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further detail.  6. Development shall not bootet any existing detached dwelling unit in this zone.  7. It arrhycothon of a stru
FOOTN	OTES				<u></u>						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIRE	CTIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF GESTRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.1  SPECIAL REGULATIONS
School, Day-Care Center or Mini-School or Day-Care Center	If the structure exceeds 35' above average-building elevation, there is 2, and A.B.R. Chapter 142-Cthereter 142	None	O See Spec. Reg. 2.	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No. macd	Đ	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures east of 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 pertion of e-structure within 100 feet of the southerly-boundary of Second Avenue South abuting Planned Area 64 shall-acceed the lever of 2-device or 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abuting Planned Area 65 shall-acceed the lever of 2-device or 25 feet. Structures shall be modulated and terraced on the fillstde. The tablest 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 er-13 feet if the applicant provides subtermanean partiting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure aveilable for such parting. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parting is sufficient to allow the increase in height and building mass.  7. A six-toot-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 atternative exists.  9. Structured play area must be set back from all property lines by at lea
FOOTN	OTES	ı				<u> </u>					For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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1	15	REQUIRED REVIEW PROCESS		RE/	QUIRED Y	(ARDS	<b>.</b> 등				REQUIRED PARKING SPACES	CBD	-4	50.25.m
'	USE 5	E *	32		1		COVERAGE	HEIGHT OF STRUCTURE	I PE	≱	E 25	ļ <u> </u>		
'	ウジ	VIEV	T SIZE	FRONT	商	١ <sub>₹</sub>		CHI	LANDSCAPE CATEGORY	SIGN	KE			
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	School, Day-Cere Center or Mint-School or Day-Cere Center (continued)  Detached Dwelling Units	None	3,500 aq. fi.	20.	5', but 2 skie yerds must be at least 15'	10'	90%	If adjoining a low density zone, then 25' above average building elevation. Otherwise, 30' above building elevation.	E	A		12. These uses are subject to the requirements establish.  4- Services (WAC 388-73, 388-150, and 388-155).  13. If any portion of a structure is adjoining a low density at the interpretation of the structure shall not elevation, or b. The height of that portion of the structure shall not exceed See the Section in Chapter 115 entitled "Distance Be Hortzontal Facade Regulation" for further details.  14. Development shall not lactate any existing detached 15. Refer to Chapter 1 to determine what other provision 14. Any portion of a structure that exceeds 20 feet above from the frort property line one-text for each five feet building elevation.  15. Height of structure must be consistent with the Down 1. For this use, only one dwetting unit may be on each 2. Chapter 115 contains regulations regarding home or and activities associated with this use.  3. Refer to Chapter 1 to determine what other provision property.	y zone, then either: at exceed 15 feet about of the structure who discretely be the structures in discretely constitution of the Structures in dwelling unit in this as of this Code may be average building of that portion exceed whom Plan Chapter ito regardless of lot occupations and other coupations and other coupations and other coupations and other coupations.	ove average building nich is perallel to the legarding Meximum zone. apply to the subject property. elevation must be set back- de-30 feet above average — r of the Comprehensive Plan,— size. er accessory uses, facilities,
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<b>3</b>									L		<del> </del>	<ul> <li>For details of the regulations in this category, see Chapte</li> <li>For information of the regulations in this category, see Ci</li> </ul>	er 100. hapter 95.	PAGE
ි ශ	FOOTNO	<b>DTES</b>	į									<ul> <li>For details of what may exceed this height limit, see Cha.</li> <li>For details regarding required yards, see Chapter 115.</li> </ul>	pter 115,	
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A S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.n  SPECIAL REGULATIONS
Government Facility Community Facility	If the etrecture-exceeds 35'-ebove-exceeds 35'-ebove-everage-building-elouding-then. Processo IIB-Ghapter 152, and-A-D-R-Ghapter 142-	None	O See Spec. Reg. 2.	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 3, 4, 5, and 6. No mademum. See Special Regulations. 9 and 10.	D See Special Reg. 7 A	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Structures assi of 2nd Street South shall be set back 20 feet from Second Avenue South.  3. Height of structure may be measured above existing grade or average building elevation, but not both.  4. Maximum height of structure is 55.4 feet above everage building elevation west of 2nd Street South, including any adjacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  5. No-portion of a structure within-100-feet of the southerly-boundary of Second Avenue South abutilities.  4. Plannad-Area 6A shall-exceed the lewer of 3-steries or 39-feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutiling Planned Area 6C shall exceed the lewer of 3-steries or 39-feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutiling Planned Area 6C shall exceed the lewer of 2-steries or 39-feet. No portion of a structure within 100 feet of the southerly boundary of Second Avenue South abutiling Planned Area 6C shall exceed the lewer of 2-steries or 39-feet. No portion of a structure within 100 feet of the souther of the subject property with to modificate 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-steep-or 13 feet if the applicant provides subternanean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the propensed 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. Landscape Category B may be requ
FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 106.  For information of the regulations in this 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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us "F	REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		UIRED YA		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone CBD-4		ection 0.25.n-2	
	<u> </u>	REQ	1.OT	FRONT	SIDE	REAR	LOT	HEIC	CATI	SIGN	REQ	SPECIAL REGU	LATIONS		
Gove	ic Utility emment Facility emunity Facility											Any pertion of a ctructure that expeeds 60 test above average from the front property line one feet for each five feet that building elevation.  10. Height of structure must be consistent with the Downtown	portion exceeds 3	10-feet above ave	mge-
336	C8D4/4-11-93	<b>DTES</b>										For other information about parking and parking areas, see C For details of the regulations in this category, see Chapter 10 For information of the regulations in this category, see Chapter For details of what may exceed this height limit, see Chapter For details regarding required yards, see Chapter 115.	0, er 95,	PAGE	

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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OMS QUIRE D Y	ARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.25.0  SPECIAL REGULATIONS
Public Transit Shelter	None	None	0	0	0	100%	15 ft. 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 safet 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  ZC-C8D4N/4-11-93	Henerope accepts a structuro exceeds a structuro exceeds a structuro exceeds a structuro exceeds a structuro elevation, then Precess IIII, Chapter 152, and A.D.R. Chapter 142	None	Will be	isternane besis	Jon a cas		52 feet above average building elevation or existing grade. See Special Regulations 2, 3, 4, and 5, Ne-mass-mum. See-Special-Regulations-0 and 7.		8	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Height of structure may be measured above existing grade or average building elevation, but not both.  3. Maximum height of structure is 55.4 feet above average building elevation west of 2nd Street South including any expacent structure in CBD1 west of 2nd Street South developed with a structure in this zone.  4. Ne pertion of a structure within 100 feet of the southestly boundary of Second Average South ebutting 3. Planned Area 6A shall exceed the lower of 3 stories of 39 feet. No portion of a structure within 100 feet of the southerly boundary of Second Average South abutting Planned Area 6C shall exceed the lower of 3 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 pertimeter of the subject property.  5. The maximum height of structures on the subject property may be increased by 1-stery-er-15 feet if the applicant provides subternanean 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 edditional 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 for each five feet that portion exceeds 30 feet above average building elevation must be eat back from the front property line one-feet 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 Plans.
FOOTNO	DTES										- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	KEAR SQUAY	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.  SPECIAL REGULATIONS	
0-	Restaurant or Tavern  ZC-CBD5/4-11-93	If the structure exceeds 35 shows average building elevation, then Process IIB, Chapter 152, and A.D.R. Ghapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See Sp	0 ectal Reg	0 Hation 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. Ne-maximum. See Special Regulations 8 and 9.	D See Special Fag. 7	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consiste regulations of Section 65 of this Chapter.  2. The minimum required yard abutiting Peter Kirk Park is 10 feet. No setback is require 6th Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 4th eliminary and kirkland Way.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lewer-of this 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirkland Way as measured at the mid frontage of the subject property on Kirkland Way may exceed the following:  a. Within 20 feet of Kirkland Way, the lewer-of 3 stories or 39 feet;  b. Within 40 feet of Kirkland Way, the lewer-of 5 stories or 55 feet;  d. Within 50 feet of Kirkland Way, the lewer-of 5 stories or 57 feet.  5. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average I elevation, or  b. The horizontal length of any tacade of that portion of the structure which is parasise boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Mat Horizontal Facade Regulation" for further details.  6. The entire zone must be physically integrated both in site and butching design. Also, a include installation of pedestrian linkages consistent with the major pedestrian custes town Plan chapter of the Comprehensive Plan, between public sidewalls and building and between walkways on the subject property is adjacent to 6th Street or it.  1. Landscape Category 8 is required if the subject property is adjacent to 6th Street or it.  8. Peter to Chapter 1 to determine what other provisions of this Code may apply to the a few frontion of structure rices has one foot for each five feet that portion-exceeds 30-feet-aboutiding elevation.	d edjecent to en 6th Street have steries or ipoint of the butting it to the butting in the Down-pentrences, ebutting circlend Avenue.
3366	FOOTN	OTES							<u>'</u>			For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	AGE
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A SGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	ARDS REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.30.b  SPECIAL REGULATIONS
Fest Food Restaurant  ZC-CBD5/4-11-93	If the structure exceeds 35'-stove average building elevation them 152, and 152, and 152, and 152, and 142.  Chapter 142.  Chapter 142.	None	20'	O octal Reg	0	80%	89 feet above average building elevation, See Special Regulations 3 and 4. Ne mad—milm: See-Special-Regulations-10-and-11:	D See Special Reg. 9	E	One per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and 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 exposent 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 shell 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 trortage of the subject property on Kirkland Way may exceed the following: a. Within 20 feet of Kirkland Way, the lower of 4-stories or 39 feet; b. Within 40 feet of Kirkland Way, the lower of 4-stories or 55 feet; c. Within 50 feet of Kirkland Way, the lower of 4-stories or 55 feet; d. Within 60 feet of Kirkland Way, the lower of 4-stories or 55 feet; f. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 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. Must provide one outdoor waste receptacle for every eight parking stalls.  7. Access for drive-through facilities must be approved by the Public Works Department.  8. The entire zone must be physically integrated both in site and building design. Also, site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalks and building entrances, and between well-ways on the subject property is adjacent to 6th Street or Kirkland Aven
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	FIOTS	nr.	SOCE		REC	UIRED Y.	ARDS	\GE	[e]			SPACES		CBD-5	50.30.b-2	
	USE	REC	IRED W PR	SIZE	L		l:	COVERAGE	IT OF	CAPE	ORY	RED NG S	L			
	$\checkmark$	⇔	REQUIRED REVIEW PROCESS	LOT	FRONT	SIDE	ŔEAR	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPEC	CIAL REGULATI	IONS	******
	Fast Food Restaurent (continued)							-					10: Any portion of a structure that exceeds from the front property-line one tool for building elevation.			
						:							-11: Height of structure must be consistentPlan	with the Downtown Plan Che	upter of the Comprehensive	•-
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	7.0	DIREC	TIONS	; FIRST	T. road dow	n to find use	a THEN.	across for REGUL	ATIONS		USE Z	ZONE CHART
		REQUIRED REVIEW PROCESS		MINIMU			. —	HEIGHT OF WASTRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.c  SPECIAL REGULATIONS
	Entertainment, Cultural and/or Recreational Facility  Hotel or Motel	Il the - structure- exceeds 25'- shove- average- building- elevation, then Process IIII, Chapter -162, and A.D.R. Chapter -142. Otherwise; A.D.R. Chapter 142.	None	20' See Sp	0 ectal Reg	o ctation 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No maximum. See Special-Regulations—0 and 10.	_D_See_Special Reg. 8 _ fs	E	See Section 105.25. See Section 60 of this Chapter.  One per each room. See Special Reg. 6. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No serbeck is required adjacent to 6th Street between 4th Avenue and Kirktand Way, or adjacent to Kirktand Way between 6th Street and the intersection of Kirktand Way/Kirktand Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three steries or 39 feet above average bulkting elevation.  4. No portion of a structure above the elevation of Kirktand Way as measured at the midpoint of the trontage of the subject property on Kirktand Way may exceed the following:  a. Within 20 feet of Kirktand Way, 35 feet;  b. Within 40 feet of Kirktand Way, 35 feet;  d. Within 50 feet of Kirktand Way, 35 feet;  d. Within 60 feet of Kirktand Way, 35 feet;  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled Totstance Between Structures Regarding Maximum Horizontal Facade Regulation* for further details.  6. The parking requirements for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.  7. The entire zone must be physically triagrated both in size and building design. Also, site design must include installation of pedestrian trikages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public sidewalls and building entrances, and between walkways on the subject property and existing or planned walkways on southing properties.  8. Landscape Category B is required if the subject property is adjacent to 6th Street or Kirk
(4) (4) (4) (5)	FOOTN	OTES										— For other information about parking and parking areas, see Chapter 105.  — For details of the regulations in this category, see Chapter 100.  — For information of the regulations in this category, see Chapter 95.  — For details of what may exceed this height limit, see Chapter 115.  — For details regarding required yards, see Chapter 115.

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A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	WIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Retail Establish- ment Other than those Specifically Listed, Limited, or Prohibited in this Zone, Selling Goods, or Providing Services including Banking and Related Financial Services	# the structure	None	20' See Sp	O Ictal Regu	0 darion2≥	90%	80 feet above average building elevation. See Special Regulations 3 and 4. No-maid-main- See-Special-Regulations-12-and 15-	D. See Special Reg. 11	E	One per each 350 sq. ft. of gross floor eres. 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 of this Street between 4th Avenue and Kirkand Way, or adjacent to Kirkand Way between 6th Street and the intersection of Kirkand Way/Kirkand Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories er 39 feet above average building elevation.  4. No portion of a structure above the elevation of Kirkand Way as measured at the midpoint of the frontage of the subject property on Kirkand Way may exceed the following:  a. Within 20 feet of Kirkand Way, 39 feet;  b. Within 30 feet of Kirkand Way, 52 feet;  c. Within 50 feet of Kirkand Way, 45 feet;  d. Within 60 feet of Kirkand Way, 75 feet;  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any tacade of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Horizontal Facade Regulation" for further details.  6. The following uses are not permitted in this Zone:  a. Vehicle or boat sale, repair, service, or rental.  7. Access for drive-through facilities must be approved by the Public Works Department.  8. Ancillary assembly and manufacture of goods on the premises of this use are permitted only it:  a. The assembled or manufactured goods are directly related to and dependent upon this use are are evaluable to purchase and removal from the premises.  b. The outward appearance and impacts of this use with anciliary assembly or manufacturing activities must be no different from other retail uses.
zccbd54-11-93	OTES		<u> </u>								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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e e		REGULATIONS	OCES	İ		QUIRED Y	ARDS			1		ACES		CBD-5	50.30.e	
	USE  Any Retail	₹ KEG	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES		ECIAL REGULATION		-
	Establish- ment Other those Spec listed, Limit Prohibited Zone, Setti Goods, or f	tiically ed, or n this											9. A use involving the preparation and seating it: a. The seating and associated circularea of this use; and b. It can be demonstrated to the Cit from being expanded.  10. The entire zone must be physically it.	fation area does not exceed r	nore then 10% of the gross fi ad to preclude the seating are	loor se
:	Services in Benking an Related Fir Services (o	d ancial											include pedestrian linkages consists chapter of the Comprehensive Plan, walkways on the subject property at 11. Landscape Category B is required if	ort with the major pedestrian r , between public sidewalks an nd existing or planned walkwa	outes in the Downtown Plan d building entrances, and bet ya on abutting properties.	tween
													12. Refer to Chapter 1 to determine wha			
	į												12-Any-portion of a structure that exceed from the front property line one-toot: belicing-elevation,	ds 30 feet above average but for each five feet that portion o	iding elevation must be est b exceeds 30 fest above avera	ge-
						i							13. Height of structure must-be-consiste	<del>ni with</del> the Downlown Plan-Cl	rapter of the Comprehensive	Plan:
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3366	FOO	TNO	DTES										For other information about parking and For details of the regulations in this cate. For information of the regulations in this For details of what may exceed this held. For details regarding required yards, see	gory, see Chapter 100, category, see Chapter 95. ht limit, see Chapter 115.	PAGE	
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	SV	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE 7	ZONE CHART
	A SG REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT MINIM	JMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPB CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.f  SPECIAL REGULATIONS
	Private Lodge or Club	It the structure-exceeds 25'-esceve 25'-esceve 25'-esceve 25'-escent 162, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20	O clad Reg	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No-maximum. See Special Regulations 4. And 9.	D See Special Reg. 7	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No astituck is required adjacent to this Street between 4th Avenue and Kirkland Way, or adjacent to Kirkland Way between 6th Street and the intersection of Kirkland Way/Kirkland Avenue.  3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed 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, 55 feet;  Within 50 feet of Kirkland Way, 55 feet;  Within 60 feet of Kirkland Way, 55 feet;  The registro 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.  6. The entire zone must be physically integrated both in site and building design. Also, alte design must include installation of pedestrian fixages consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan, between public adversits on building entrances, and between walloways on the subject property and existing or planned walloways on abutting properties.  7. Landscape Category C is required if the subject property is adjacent to 6th Street or Kirkland Avenue.  8. Any periton-of a structure that exceeds 30 feet above average building elevation-  building elevation.
3366	FOOTN	OTES		·								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIREC	TIONS	: FIRS	T, road dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART  Zone Section
☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	MS UIRED Y	REAR	LOT COVERAGE W	HEIGHT OF GARACTURE GA	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-5 50.30.g  SPECIAL REGULATIONS
Office Use	If the structure exceeds 35'-ebove everage building elevation, then. Process IIB, Chapter 162, and A.D.R. Chapter 142	None	20'	0 octal Regu	0	80%	80 feet above average building elevation. See Special Regulations 3 and 4. Nemandrum: See Special Regulations 10 and 41.	D See Special Reg. 9	D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. The minimum required yard abutting Peter Kirk Park ib 10 feet. No setback is required adjacent this Street between 4th Avenue and Kiridand Way, or adjacent to Kiridand Way between 6th Street and the intersection of Kiridand Way/Kiridand Avenue. 3. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower-ef-three-reteried e-9-39 feet above average building elevation. 4. No portion of a structure above the elevation of Kiridand Way as measured at the midpoint of the frontage of the subject property on Kiridand Way may exceed the following: a. Within 20 feet of Kiridand Way, 39 feet; b. Within 40 feet of Kiridand Way, 52 feet; c. Within 50 feet of Kiridand Way, 55 feet; d. Within 60 feet of Kiridand Way, 78 feet; 5. If any portion of a structure is adjointing a tow density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontial length of any facade of that portion of the structure which is parallel to the boun of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontial Facade Regulation" for further details.  6. Anciliary assembly and manufacture of goods on premises may be permitted as part of an office it: a. The anciliary assembled or manufactured goods are subordinate to and dependent on this off use; and b. The outward appearance and impacts of this office use with anciliary assembly and manufacture activities must be no different from other office uses.  7. The following regulations apply to veterinary office only: a. May only treat small aritimes on the subject property. b. Outside runs and other outside facilities for the arimals are not permitted. c. Site must be design so that noise from this use will not be audible off the subject property. A certi
FOOTN	OTES										PAGE  For other information about parking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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A S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS DUIRED Y	ARDS	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SKGN	REQUIRED PARKING SPACES	Zone Section 50.30.h
-	fithe-structure-exceeds 55'-ebove-sverage-building-elevation; then Process IIB, Chapter 152, and A.D.R. Chapter 142  Otherwise, A.D.R. Chapter 142	None	20'	0 actal Reg	o	80%	80 test above average building elevation. See Special Regulations 3 and 4. No-maxissum. See-special Regulations 9 and 10:	e D See Special Reg. B	15 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 integraes consistent with the major pedestrian routes in the Downstown Plan chapter of the Comprehensive Plan, between public elevation and building entrances, and between walkways on the subject property and existing or planned walkways on abutting properties.  9. Landacape Cetegory C to required disubject property to adjacent to 6th Street or Khridand Avenue 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  10. Any pertion of a structure that exceeds 20 feet above average building elevation must be set-base from the foret property line-one-text for each five feet that portion exceeds 66 feet above average building elevation.  11. Height of structure must be consistent with the Downstown Ptan Chapter of the Comprehensive Ptan English of Section 65 of the Chapter.  12. The minimum required yeard abutting Peter Kirk Park is 10 feet. No estback is required adjacent of 6th Street between 4th Avenue and Kirkland Way, or edjacent to Kirkland Way between 6th Street and the Intersection of Kirkland Way/Kirkland Avenue.  13. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the lower of three stories of 39 feet above average building elevation.  14. No portion of a structure within 100 feet of Peter Kirk Park shall exceed the following:  15. If any portion of a structure is edjoining a low density zone, then either:  16. Within 40 feet of Kirkland Way, 52 feet;  17. Within 50 feet of Kirkland Way, 55 feet;  18. Within 50 feet of Kirkland Way, 55 feet;  19. Within 50 feet of Kirkland Way, 55 feet;  20. Within 50 feet of Kirkland Way, 55 feet;  21. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  22. The height of the portion of the structure shall not exceed 15 feet above average building elevation in Chapter 115 entitled "Distance Between Structure
FOOTNO	DTES								L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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as a second	CESS	N	AINIMU REQ	MS UIRED Y	ARDS		(IMUMS_			CES		24 - 61010	Section 50.30.i
USE ASOLU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPE	CIAL REGULATIONS	
ZC-CBD5J/4-11-93										-	8. The entire zone must be physically I must include installation of pedestris Downtown Plan chapter of the Corn entrances, and between walkways or abutting properties.  7. No parking is required for daycare of the Landscape Category C is required if 9. Refer to Chapter 1 to determine what property.  9. Any portion of a structure that exceed from the front property the one-feet building elevation.  10. Height of structure must be consisted.	in throages consistent with the major prehensive Plan, between public side in the subject property and additing or achool anciliary to the use.  subject property is adjacent to 6th 8 at other provisions of this Code may de 30 feet above average-building e for each-five feet that pertion exceed	pedestrian routes in the ewalls and building or planned walkways on Street or Kirktand Avenue, apply to the subject levelor-must be set-back-is 30-feet above-average-
FOOTNO	)TES		\								For other information about parking and p For details of the regulations in this categ For information of the regulations in this o For details of what may exceed this heigh For details regarding required yards, see	ory, see Chapter 100. ategory, see Chapter 95. It limit, see Chapter 115.	PAGE

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SN	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL/	ATIONS	-	USE Z	ONE CHART
A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.30.j
School, Daycare Center, or Mini School or Daycare Center	## the- structure- exceeds 36'- sbove- sverage- building- elevation, then- Process IIB- Chapter- 162; snd- A.D.R. Ghapter- 142.  Otherwise, A.D.R. Chapter 142.	None	ZO' See Sp	O octal Reg	O Metion 2.	80%	80 feet above average building elevation. See Special Regulations 3 and 4. No mast— mass.See-Special- Regulations— 13 and 14.	D	В	See Section 105.25, See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. The minimum required yard abutting Peter Kirk Park is 10 feet. No setback is required ediporate 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 trontage 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, 55 feet;  d. Within 60 feet of Kirkland Way, 75 feet.  5. If any portion of a structure is exporting a low density zone, then either:  a. The height of that portion of the structure shall not exceed 50 feet showe average building elevation, or  b. The horizontal length of any facade of that portion of the structure which is pereliel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Ostance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.  6. The entire zone must be physically integrated both in site and building dealign. Also, site destign must include installation of pedestrian bridages consistent with the major pedestrian routes in the Downlown Plan chapter of the Comprehensive Plan, between public sidewatics and building entrances, and between walkways on the subject property and existing or planned walkways on ebutting properties.  7. A str-foot-high tence 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
o FOOTN	OTES		•					L			For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED YA SIG	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-5 Section 50.30.k
School, Daycare Center, or Mini School or Daycare Center (continued)  Stacked or Attached Dwelling Units	the structure exceeds 35' above everage building elevation, then Precess IIII, Chapter 142.  Chapter 142.  Chapter 142.	None	20'	o scial Regot		80%	80 feet above average building elevation. See Special Regulations 3 and 4. No mandmum. See-Special Regulations 9 and 10.	See Special Reg. 8	<b>A</b>	1.7 per unit. See Section 60 of this Chapter.	<ol> <li>These uses are subject to the requirements established by the Department of Social and Heett Services (WAC 389-73, 389-150, and 389-155).</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a circucture that exceeds 30 feet above average building elevation must be eat be trom the frost property line-one foot for each five feet that portion exceeds 30 feet above average building elevations.</li> <li>Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive regulations of Section 65 of this Chapter.</li> <li>The minimum required yerd abutiting Peter Kirk Perk is 10 feet. No setbeck is required adjacent this Street between 4th Avenue and Khidand Way, or adjacent to Kirkland Way between 6th Street in the intersection of Kirkland Way/Kirkland Avenue.</li> <li>No portion of a structure within 100 feet of Peter Kirk Perk shall exceed the lewer of three stocial error as 9 feet above average building elevation.</li> <li>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:         <ul> <li>Within 20 feet of Kirkland Way, 25 feet;</li> <li>Within 50 feet of Kirkland Way, 25 feet;</li> <li>Within 50 feet of Kirkland Way, 25 feet;</li> <li>Within 50 feet of Kirkland Way, 25 feet;</li> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> </ul> </li> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any faceade of that portion of the structure Regarding Maximum Hortzontal Facade Regulation* for further details.</li> <li>REGULATIONS CONCLUDED ON NEXT PAGE</li> </ol>
FOOTNO	OTES										- For other information about perking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

	S	DIREC	CTIONS	FIRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
	USE Public Utility  Government Facility  Community Facility	Hithe enterture exceeds 35'- shows swenge building elevation, then then then then then then then then	3ZIS LOTI None	Ŗ FRONT	O ocial Reg	o REAR	MA *09	XIMUMS  3 and LOCALORE  See Special Regulations 3 and 4. Me. mand-mum. See Special Regulations 4 and 10.	See Special CATEGORY	SIGN GATEGORY	See Section 105.25. See Section 60 of this Chapter.	Zone   Section   Sol.30.m    SPECIAL REGULATIONS
	ZCC8D5/4-12-93		:									Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  REGULATIONS CONCLUDED ON NEXT PAGE.
<b>⊕</b> -33	FOOTN	OTES		\								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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	C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	RECONT.	UMS PUIRE D Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANISCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.n  SPECIAL REGULATIONS
	Public Utility Government Facility (continued) Public Transit Shelter	None	None	0	o	o	100%	15 feet above average building elevation.	-	See Spec. Reg. 3	None	-Any-portion of a structure that exceeds 20 feet above average building elevation must be set back from the front property line-one feet for each five feet that portion exceeds 30 feet above average-building elevation.  19: Height of structure must be consistent with the Downtewn-Plan Chapter of the Comprehensive Plan.  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	il the- etructure- exceeds 35'- ebove- everage- building- elevation, then- Process IIB, Chapter- 152, and- A.D.R. Chapter- 142, Otherwise, A.D.R. Chapter- 142,	None	Will be by-case		on a cas		80 feet above average building elevation. See Special Regulation 2. No-maxi-mum. See-Special-Regulations-8 and 7:-		В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject properly 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 Kirldand Way as measured at the midpoint of the trontage of the subject property on Kirldand Way may exceed the following:  a. Within 20 feet of Kirldand Way, 39 feet;  b. Within 40 feet of Kirldand Way, 52 feet;  c. Within 50 feet of Kirldand Way, 65 feet;  d. Within 60 feet of Kirldand Way, 78 feet.  2. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The height of that portion 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.
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3 3 6 6	FOOTN	OTES										- For other information about parking and parking areas, see Chapter 105.  - For details of the regulations in this category, see Chapter 100.  - For information of the regulations in this category, see Chapter 95.  - For details of what may exceed this height limit, see Chapter 115.  - For details regarding required yards, see Chapter 115.

SNC	DIREC	TIONS	FIRS	T, read down	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
A REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS UIRED YA HIIS	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-5 50.30.0  SPECIAL REGULATIONS
Public Park (continued)	124 (25)	1	щ	S	. II.	7			S		Tury portion of a structure that exceeds 30 feet above average building elevation must be set be from the front properly line one-tool 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.
ZC-CBD5P/4-12-93	OTES	·									— For other information about parking and parking areas, see Chapter 105.  — For details of the regulations in this category, see Chapter 100.  — For information of the regulations in this category, see Chapter 95.  — For details of what may exceed this height limit, see Chapter 115.  — For details regarding regulated yards, see Chapter 115.

<u>.</u>		DIREC	TIONS	FIRS	ST, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
USE	KEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OMS QUIRED Y	ARDS	LOT COVERAGE	HEIGHT OF WASTRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-6 50.35.a
Office Use See Spec. Re	1.2	### ### ### ### ### ### ### ### ### ##	None	20'	5 feet, but two side yards must equal at least 15 feet	10*	80%	26 ft. above average building elevation. No-maxi- mum. See- Special- Regulations- 8-and 9-	J ⊖ ⊖	D D	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>This use may not be located north of the alignment of Soth Avenue.</li> <li>If any portion of a structure is adjoining a low density zone, then either;         <ol> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ol> </li> <li>Ancibery assembly and manufacture of goods on premises may be permitted as part of an office use it.         <ol> <li>The ancibary assembly and manufactured goods are subordinate to and dependent on this office use; and</li> <li>The outward appearance and impacts of this office use with ancibary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:         <ol> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the arimals are not permitted.</li> <li>Simust be designed so that notes from this use will not be audible off the subject property.</li></ol></li></ol>
FOOT	CNC	)TES	v	<u> </u>								- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

	SNC	DIREC	TIONS	: FIRS	T, read dow	n to find us	a THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART Zone Section
USE 🗸	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT SEA	IMS QUIRED Y 30 80 80	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CBD-6 50.35.b  SPECIAL REGULATIONS
Stacked of Dwelling See Special See Specia		If the structure exceeds 35'-sboxe. sverage, building-elevation, then. Process IIB, Ghapter 152, and A.D.R. Chapter 142.	None	20'	5 ft., but two side yerds must equal et least 15 ft.	10'	80%	25 ft. above average building elevation. No mand-mum. See-Special-Regulations-8 and 7:	D		1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter,  2. This use may not be located south of the alignment of Sbth Avenue.  3. If any portion of a structure is adjoining a low density zone, then either:  a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or  b. The horizontal length of any teacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.  See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.  4. North of the alignment of Sbth Avenue, the entire zone must be physically integrated both in sits and building design. In addition, site design must include installation of pedestrian finkages bet public elevents and building entrances and between walkways on the subject property and exit or planned walkways on structing 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 profess.  6. Any position of a structure that exceeds 30 feet above average building elevation must be consistent with the Downtown Plan Chapter of the Comprehensive I building elevation.  7. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive I
	)TN(	OTES		<u> </u>		L.,.	<u> </u>					- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	: FIRS	T, read dow	in to find use	THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
ATI	83	N	AINIMU			MA	XIMUMS			CES	Zone Section — CBD-6 50.35.c
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
Development Containing Attached or Stacked Dweiling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/ Cultural and/or Recreational Factiles; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use See Special Regulation 4	trithe structure exceeds 65' shove exceeds 65' shove exerage building elevation, then Process-IIB IIA Chapter 152 150, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20° Sex	10' Spec. F	10°	80%	78 feet above average building elevation. See also Special Regulation 3. No mod-mum. See Special-Regulations-16 and 17.	G- D See Spectal Reg.	D	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The City may permit a discresse or require an increase in setbacks to be determined as part of the developmental approval. The development shall provide significant openness adjacent to Sbtth Street and building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</li> <li>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 et 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue.</li> <li>The site must be designed so that residential use occupies the northern portion of the site with stacked or attached dwelling units facing on and oriented toward Seventh Avenue and Fith Street north of Sbth Avenue. Non-residential use permitted in this use listing must only occupy the southern portion of the site and must be generally oriented towards Central Way and Sbtth Street. No non-residential use nor any components for any non-residential use may be located on nor oriented toward Seventh Avenue. In the southern portion of the site, residential before any Fith Street north of Sbth Avenue. In the southern portion of the site, residential before any Fith Street north of Sbth Avenue. The the southern portion of the site must be physically integrated both in site and building design.</li> <li>Vehicutar access for the residential portions of this site must be from Seventh Avenue or Fith Street north of Sbth 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 Sbth Avenue. The applicant may be required to install traffic diverters or employ diverted property must provide pede</li></ol>
	NATE OF				1					<u> </u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
FOOTNO	JIES .			<u> </u>							For details regarding required yards, see Chapter 115.

j.							ncross for REGUL	1	1		Zone Section -
A SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OUIRED YA	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-6 50.35.d  SPECIAL REGULATIONS
Development Containing Attached or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Fetail Establishments; Entertainment/ Cuttural and/or Recreational Facilities; Office Uses; Private Citubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use (continued)											9. Ancitiary assembly and manufacture of goods on premise may be permitted as part of an officer it: a. The ancitiary assembled or manufactured goods are subordinate to and dependent on this of use; and b. The outward appearance and impacts of this office use with ancitiary assembly and manufacturing activities must be no different from other office uses.  10. Ancitiary assembly and manufacture of goods on premise may be permitted as part of a retail establishment it: a. The assembled or manufactured goods are directly retailed to and dependent upon this use, are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancitiary 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. Plan Areas 7B or 7C zones.  14. Peter to Chapter 1 to determine what other provisions of this Code may apply to the subject property in from the front property line-one foot for each five feet that portion-exceeds 88-feet above average building elevation must be set be from the front property line-one foot for each five feet that portion-exceeds 88-feet above average building elevation:  15. Height of structure must be consistent with the Dewntown-Plan Chapter of the Comprehensive Fig. 15.
FOOTNO	DTES		<u> </u>								- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height fimit, see Chapter 115 For details regarding required yards, see Chapter 115.

	ION			· rino	1, 1000 00w	n to line us		, across for REGUL	I			ZONE CHART Zone Section
USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-6 50.35.e  SPECIAL REGULATIONS
Private Ci Lodge  Church		-II the— ciructure— exceeds 35'- cibove— exverage— butding— elevation,— then— Process IIB, Ghapter— 152, and— A-D.R: Chapter— 142.— Otherwise; A.D.R. Chapter 142	None	20'	5 fl., but two side yerds must equal at least 15 ft.	10"	80%	25 ft. sbove average building elevation. No-maxi- mum. See- Special- Regulations- 6 and 7.	D See Spec. Reg. 5 -€.	В.	See Section 105.25. See Section 60 of this Chapter.  One per every tour people based on maximum occupency load of any area of worship. See Spec. Reg. 4. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and educatin rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The entire zone must be physically integrated both in site and building design. In addition, site of must include installation of pedestrian finkages 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 abutting properties.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ul> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is perellel to the boundary of the low density zone shall not exceed 50 feet in width.</li> <li>See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.</li> </ul> </li> <li>No parting is required for daycare or school ancitizary to the use.</li> <li>Landscape Category C is required if the subject property is adjacent to the R.S. 5. Planned Areas 7B or 7C zones.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject program the front property line-one tool for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan and Areas and a structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan and Areas an</li></ol>
	-	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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S S S S S S S S S S S S S S S S S S S	OCESS	<u>N</u>	AINIMU REC	UMS QUIRED Y	ARDS		XIMUMS			ACES	CBD-6 50.35.f
SE S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Center or Mint School or Day-Care Center  Center  ZC-C8D6E/4-12-83	# the	None	20'	5 feet, but two side yards must equal cf least 15 feet	10'	80%	25 ft. above average building elevation. No-mad	D	8	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rigital-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>The entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian lintages between public sidewable and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Ptan chapter of Comprehensive Ptan.</li> <li>A star-foot-high fence is required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least five test.</li> <li>Hours of operation may be limited by the City to reduce impects on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and extent of the abutting right-of-way improvements.</li> <li>If any portion of a structure is adjoining a low density zone, then either:         <ol> <li>The height of that portion of the structure stall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any taxable of that portion of the structure which is perallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structure Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ol> </li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any perition of a structure that assessed 30-lest above average building elevation.</li> <li>Height-of structure-must be consistent with the Downtewn Ptan Chapter of</li></ol>
FOOTN	OTES					<u>I</u>				<u> </u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding regulated yards, see Chapter 115.

IONS	DIREC				n to find us	1	across for REGUL	ATIONS	T	USE 2	ZONE CHART Zone Section
C   S     S   S     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	RECONT.	OURED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-6 50.35.g  SPECIAL REGULATIONS
Public Utility  Government Facility  Community Facility	.il.thestructure exceeds-36'-ebove exceeds-36'-ebove exerage building-elevation, then Process IIB-Chapter 142 Otherwise, A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10°	80%	25 feet above average building elevation, Ne mad- mum See- Special- Hegulations 4- and 5.	A D See Spec. Reg. 2 D See Spec. Reg. 2	В	See Section 105.25, See Section 60 of this Chapter.	1. The development of the subject property and 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. Ages 78 or 70 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 chapter that exceeds 30 feet-above average building elevation must be set bed from the front-property line-one-foot for each five feet that portion exceeds 30 feet above average building-elevation.  5. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the consistent with the Downtown Plan Chapter of the Comprehensive Property in the consistent with the consistent with the Chapter of
Public Transit Sheller	None	None	O	0	O'	100%	15 feet above everage building elevation.	_	See Spec. Reg. 2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.     May install transit route and information signs and markers.
zc-cbd6e/4-13-83 ) FOOTN	OTES		<u> </u>						L		- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

SN	DIREC	TIONS	: FIRS	T, reed dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
SS SECULATIONS	ESS	1	MINIMU	MS UIRED Y	ARDS		XIMUMS			S	Zone Section — CBD-6 50.35.h
A SEGU	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATION
Public Park	ti the structure exceeds 59'-above average building elevation, then-process IID, ohapter-152, and A-D-R. Ohapter-142.  Otherwise, A.D.R. Chapter 142.			determine	d on a cas	<b>a</b> -by-	25 feet above average building elevation. Ne mast-mum. See Special Regulations—3 and 4:		В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  3. Any portion of a structure that acceeds 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.  4. Height of structure must be consistent with the Bowntown Plan Ghapter of the Comprehensive Plan:
CS ZC-CBD8G44-12-93 CS FOOTN	OTES		L								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SN	DIREC	TIONS	: FIRS	T, read dov	en to find use	a THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
ATIO	83	N	MINIMU	JMS		MA	XIMUMS			83	Zone Section CBD-7 50,40.a
SS SECULATIONS	ROCE		RE(	QUIRED Y	ARDS	<b>Z</b> VGB	4 H	<b>.</b>		SPACES	0BB-7   30.40.a
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
-	if the- structure- encode 35'- above- sverage- building- elevation, then Proceed- 18, Chapter- 152, and- A.D.R Ghapter 142 Ctherwise, A.D.R. Chapter 142.	22,500 sq. ft.	40' See	15'	15' eg. 3	80%	39 feet above average building elevation. No maximum. See Special-Regulations-6-and 7.	BASee Special Reg. 5	E	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way grust be consistent with the regulations of Section 65 of this Chapter.</li> <li>May not be more than two vehicle service stations at any intersection.</li> <li>Gas pump Islands may extend 20 feet into the front yard. Canoples and covers over gas pump latitudes 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 Us Activity, and Storage" for further regulations.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category A is required to the subject property is adjacent to Planned Area 78</li> <li>Refer to Chapter 1 to distermine what other provisions of this Code may apply to the subject property.</li> <li>Any petition of a structure that exceeds 30 feet above average building elevation must be set backfrom the front property line one foot for each five feet that portion exceeds 30 feet above average-building elevation.</li> </ol>
Tavern	If the— structure— exceeds 05'- elsows— sverage— building— elevation— then Process- 110, Chapter— 152, and— A.D.R. Chapter 142.— Otherwise— A.D.R. Chapter 142	None	20' See	O Spec.	0 Reg. 2	80%	39 feet above average building elevation, No-maxi- mum. See- Special- Regulations 5 and 8.	<u>D</u> - <del>B</del> - See. Special Reg. 4	E	1 per each 125 eq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive-Plan.</li> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>Site design must include installation of pedestrian linkages between public sidewalfs and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category B is required if the subject property is adjacent to Planned Area 7B.</li> <li>Peter to Chapter 1 to determine what other provisions of this Code may apply to the subject property on the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation</li> <li>Height of structure must be consistent with the Downtown-Plan Ghapter of the Comprehensive-Plan.</li> </ol>
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIREC	TIONS	: FIRS	T, read dow	en to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART  Zone Section
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS DUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-7 50.40.b
Fast Food Restaurant	#-the effucture exceeds 85/- ebove everage building elevation; then Process IIB, Chapter 152, and A-D-R, Chapter 142,	None	20' See	0 Spec. f	0 ∋g. 2	80%	39 feet above everage building elevation. No maximum: See-Special-Regulations-7 and 8.	D A-See Special Reg. 6	E	1 per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>Must provide one outdoor waste receptacle for every eight parking statis.</li> <li>Access for drive-through facilities must be approved by the Public Works Department.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category A is required if the subject property is adjacent to Planned Area 7B.</li> <li>Plater to Chapter 1 to determine what other provisions of this Code may apply to the subject property the transfer of the subject property in the transfer of the contract that exceeds 30 fest above average building elevation.—</li> <li>Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> </ol>
Entertainment, Cultural and/or Recreational Facility  Hotel or Motel  ZC-CBD7B/4-12-93	Hithe-structure-	None	20° See	O Spec.	0 Geg. 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. One for each room. See Spec. Reg. 3 See Section 60 of this Chapter.	<ol> <li>The development of the subject properly and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>The parking requirement for hotel or motel use does not include parking requirements for ancillar meetings and convention factities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.</li> <li>Site design must include installation of pedestrian linkages between public sidewalls and buildir entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category 8 is required if the subject property is adjacent to Planned Area 78.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>
FOOTN	OTES		•			·					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	asa BEGULATIONS	ROCES			QUIRED Y	ARDS					SPACES	CBD-7 50.40.c
		REQUIRED REVIEW PROCESS	azis toj	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
1	Entertainment, Cultural and/or Recreational Facility Hotel or Motel (continued)  Any Retail	- <del>11 the-</del> -	None	20'	0	0	80%	39 feet above	_D &	E	1 per each	6. Any portion of a structure that exceeds 30 feet above average building elevation must be set ber-from the front preperty line-one feet for each five feet that portion-exceeds 30 feet above average building elevation.      7. Height of structure must be consistent with the Dewntown Plan Chapter of the Comprehensive P  1. The development of the subject property and adjacent rights-of-way must be consistent with the
	Establishment, other than those listed, or profibled in this zone, selling goods or providing services, including banking and related thancial services	structure- exceeds 35'		500	Spec. F	ag. 2		average building elevation. No maxi— mum: See- Special Regulations— and 10—	D See Special Reg. 8		350 sq. ft. of gross floor area. See Section 60 of this Chapter.	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. Ancibary essembly and manufacture of goods on the premises of this use are permitted only it:  a. The assembled or manufactured goods are directly related to and dependent upon this use, are aveilable 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, access seating it:  a. The seating and associated circulation area does not exceed more than 10% of the gross floor this use; and  b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expended.  6. Vehicle and boat sale, repair, service, and rental are not permitted in this zone.  7. Site design must include installation of pedestrian throages between public sidewalls and build entrances and between walloways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of Comprehensive Plan.  8. Landscape Category 8 is required if the subject property is adjacent to Planned Area 78.  9. Refer to Chapter 1 to determine what other provisions of this code may apply to the subject prop 9-Arry portion of a structure-that exceeds 30 feet-above average building elevation must be set-based.
	zc-c807C4-12-93 FOOTNO	OTES	·			<u> </u>						trom the front property-line one foot for each five feet that pertion exceeds 30 feet above average building elevation.  10: Height of structure must be consistent with the Downtown-Plan Chapter of the Comprehensive P  For other information about parting and parting areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIREC	TIONS	FIRS	T, read dov	en to find use	e THEN,	across for REGUL	ATIONS		USE 2	Zone Section
SGULATIONS	CESS	N	AINIMU REC	MS UIRED Y	ARDS		XIMUMS			SPACES	Zone Section 50.40.d
ORE OF	REQUIRED REVIEW PROCESS	azis toj	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SE	SPECIAL REGULATIONS
Church	ti-the- structure- exceeds 351- above- everage- building- elevation,- then Precess- IIB, Chapter. 152, and- A.B.R Chapter 142- 	None	20' See	0 Spec. I	0 sg. 2	80%	See Section 105.25. See Section 105.25. See Section 60 of this Chapter.  No maximum. See Special Reg. 5  B				
ZC-CBO70/4-12-93	II-the- elructure— escoeds 36- ebove— everage— building— elevation— then Process— HB, Ghapter— 152, and— A-D.R.— Ghapter—142— ——————————————————————————————————	None	20' See	0 Spec.	0 Geg. 2	80%	38 feet above average building elevation. No mati- rann. See- Special- Regulatione- 6-and-7-	D. See Spectal Reg. 6	D	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. No setback is required adjacent to Third Street.  3. Ancillary assembly and manufacture of goods on premises may be permitted as part of 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.  REGULATIONS CONCLUDED ON NEXT PAGE
FOOTNO		_ ;	<u> </u>		I						For other Information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height timit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SS SECULATIONS	12	, I	MINIMU	IMS		MA	XIMUMS			N	Zone Section
TOLA	OCES		REC	UIRED Y	ARDS	GE				SPACES	CBD-7 50.40.e
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING S	SPECIAL REGULATIONS
Office Use (continued) School, Daycare Center, or Mini-School or Daycare Center	structure exceeds 25'- above average building elevation, then. Precess IIB; Chapter 152, and A.D.R. Chapter 142. Chapter 142. A.D.R. Chapter 142.	None	20° See	O Spec. F	o eg. 2	80%	39 fest above average building elevation, No mad- mum, See Special Regulations 10 and 11	D	В		<ol> <li>c. Site must be designed so that noise from this use will not be audible off the subject property. certification to this effect signed by an acoustical engineer must be submitted with the A.D.R. building permit applications.</li> <li>d. A veterinary office is not permitted if the subject property contains dwelling units.</li> <li>Site design must include installation of pedestrian induges between public sidewalks and buildin entrances and between walkways on the subject property and existing or planned walkways on abusting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Area 7B.</li> <li>Refer to Chapter 1 to determine if other provisions of this Code may apply to the subject property and activation of a structure that exceeds 20-feet above average building elevation must be set bear from the front property line one feet for each five feet that portion averages. 30-feet above average building elevation.</li> <li>Height-of structure must be consistent with the Downtown Plan Chapter of the Comprehensive Plan.</li> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 66 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>A structured play areas must be set back from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger leading area may be required depending on the number of attendees and textent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 398-150, and 388-155).</li> <li>Site design must include installation of pedastrian linkages between public sidewalks and buildin e</li></ol>
FOOTN	OTES										For other information about perking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

SNO	DIREC	TIONS	FIRS	T, reed dov	on to find up	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
aso REGULATIONS	OCESS	N	AINIMU	JMS QUIRED Y	'ARDS		XIMUMS			SPACES	Zone Section - 50.40.f
SEE SEE	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	SPECIAL REGULATIONS
School, Daycare Center, or Mint-School or Daycare Center continued)		"									Any-portion of a structure that exceeds 30-test above average building elevation must be set be from the front property-line one feet for each five feet that portion exceeds 30-feet above averabuilding elevation.  -11. Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive.
Stacked or Attached Dwelling Units	il the- structure- execute 35'- ebeve- everage- building- elevation, then- Process IIS, Chapter 182; and A-D-R: Chapter 142. Chapter 142	None	20' See	O Spec.	0 Seg. 2	80%	39 feet above average building elevation. No maxissium. SeesSpecial. Regulations-8-and 7-	D	A	1.7 per unit. See Section 60 of this Chapter,	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Tritrd Street.</li> <li>This use must be part of a mixed use development on the subject property containing retail and office uses.</li> <li>Sibe design must include installation of pedestrian linkages between public sidewalks and build entrances and between walkways on the subject property and existing or planned walkways on abuilting properties consistent with the major pedestrian routes in the Downtown Plan chapter of Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set between the front property-line one foot for each five feet that portion assessed 30 feet above average building elevation:         <ul> <li>-7: Height of structure must be consistent with the Downtown Plan Chapter of the Comprehensive.</li> </ul> </li> </ol>
FOOTNO	DTES					<u> </u>					For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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ons	DIREC	CTIONS	FIRS	T, read dow	un to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
REGULATIONS	CESS	N	MINIMU REC	IMS DUIRED Y	'ARDS		KIMUMS			SPACES	CBD-7 50.40.g
USE DOG A	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS
Public Utility  Government Facility  Community Facility	il the sinucture exceeds 35'-chove-chove-building-chapter 152, and A.D.R. Chapter 142. Otherwise, A.D. R. Chapter 142.		20' See	0 Spec.	0 Seg. 2	80%	39 feet above average building elevation. Ne-mad- mum. Sec- special- Regulations 5-and 4-	DA See Special Reg. 3 D-C See Special Reg. 3	8	See Section 105.25, See Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li><u>Landscape Category C is required if the subject property is adjacent to Planned Area 78.</u> Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set backtown the front property line one foot for each five feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Dewntown Plan chapter of the Comprehensive Plan.</li> </ol>
Public Transit Shelter	None	None	0	0	0	100%	15 feet above average building elevation	-	See Spec. Reg. 2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.     May install transit route and information signs and markers.
Public Park  ZC-CBD7G/4-12-93	Il the- structure— exceeds 35' above— average— building— elevation, then Proceed- IIB, Chapter 152, and- A.D.R.; Chapter 142.— Gthenwise, A.D.R.; Chapter 142.	}		e determ le by-cas			39 feet above average building elevation. No-maximum: See-Special-Regulations-9 and 4		В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.  2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property  3. Any perition of a ciructure that exceeds 30 feet above average building elevation must be act backfrom the front property line one foot for-each five feet that portion exceeds 30 feet above average—building elevation.  4. Height of structure must be consistent with the Dewntown Plan chapter of the Comprehensive Plan.
FOOTN	1		<u> </u>								For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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SO SECULATIONS	REQUIRED REVIEW PROCESS	SIZE		MS UIRED Y	ARDS_	COVERAGE	TOF TURE SWINKS	APE ORY	ORY	REQUIRED PARKING SPACES		CBD-8	0.45.a
$\diamondsuit$	REQUI REVIE	LOT S	FRONT	SIDE	REAR	רסג מ	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUI	SP	ECIAL REGULATIONS	
Restaurant or Tavern See Special Regulation 9	Hithe-structure-exceeds 85 <sup>4</sup> above-average-building-elevation,-then-Process IIIB, Chapter 152, and A:D-R: Chapter 142:  Otherwise; A.D.R. Chapter 142:	None	20' See S	0 vec. Reg.	O Pand 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. Ne-maxi-numSee-Special-Regulatione-14-end-15:	D-A See Special Reg. 13	E	One per each 125 aq. ft. of gross floor area. See also Section 60 of this Chapter.	c. Third Avenue between Second  3. The minimum required side and/or  4. Height of structure may be measure both.  5. No portion of a structure within 100 north of this zone may exceed 30 feet Market Street as measured at the resourch Avenue, or Market Street.  6. No portion of a structure within 40 feet Central Way as measured above the Way.  7. Structures shall be modutated and shall be grouped towards the central the perimeter of the subject properties applicant provides subterrance portion of the subject property or the under this paragraph will be review 125 of this Code. As part of the Production of the Structures the subject property or the centre of the perimeter of the subject property or the portion of the subject property or the subject property or the portion of the subject property or the subject property or the perimeter of the subject property or the subject property or the perimeter of the subject property or the subject property or the subject property or the perimeter of the subject property or the perimeter of the subject property or the perimeter of the	apter.  discent to:  a, except within 100 feet of PR 3.6, PL/Street and Third Street.  reer yard abutting the PR 3.6 zone is 5 and above adating grade or average but feet of the PR 3.6, PLA 7A and PLA 7 and above the elevation of Third Avenualidation of the subject property of the subject property with lower control of the subject property about a Ptanned Units parking is sufficient to allow the increase of the subject property abuts Central Way. The lay oriented towards Third Avenue between Fit bject property abuts Central Way. The lay oriented towards Third Avenue between Fit bject property abuts Central Way.	lest.  Iding elevation, but a zones located to e. Fourth Avenue, or roperty on Third Avenue, or roperty on Cent a tailest building to roperty or Cent a tailest building to roperty or Cent a tailest building to roperty or cent and stee and building manager in height and site and building manager in the public ber sase in height and stee and building manager in the provide resident to provide resident
FOOTN	OTES										For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this hel For details regarding required yards, se	gory, see Chapter 100. category, see Chapter 95. ghl limit, see Chapter 115.	PAGE

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9		SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	Zone	Section —
	USE	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SP		50.45.b
0-3	Restaurant of Tavem (continued)											<del>13</del> .	abutting properties consistent with the Comprehensive Plan.  13. Landscape Category B is required or PR 3.6 zones.  14. Refer to Chapter 1 to determine with property.  14. Any pertion of a structure that excess	vehicles coming from and going to the he north of this zone.  In of pedestrian linkages between public in the subject property and editing of the major pedestrian routes in the Dout it the subject property is adjacent to the subject provisions of this Code may seed a Code feet above average building at the each five feet that portion exceed	e alte will be directed away lic sidewalks and building planned walkways on witown Plan chapter of the he Planned Areaa 7A or 7B apply to the subject levation-must be est back- le 36 feet above average
366	FOO	TNO	)TES		·						L		For other information about parking and For details of the regulations in this cate. For information of the regulations in this For details of what may exceed this help. For details regarding required yards, se	gory, see Chapter 100. category, see Chapter 95, ght limit, see Chapter 115.	PAGE

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	SNC	DIRE	CTIONS	FIRS	T, read dov	en to find use	o THEN,	, across for REGUL	ATIONS		USE Z	ZONE CHART
	A S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	JMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section 50.45.c
0 - 3	Fast Food Restaurant See Special Regulation 9	-II-the-structura-exceeds 35-ebove-everage-building-elevation, then-Process IIB-Chapter-152, and. A-D-R: Chapter-142	None	20° See Si	0 ec. Reg.	On Pand 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. Normoximum. 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> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zoneo;</li> <li>The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.</li> </ul> </li> <li>Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zoneo 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.</li> <li>No portion of a structure within 40 feet of Central Way may exceed the-lower et-2 steries-er-39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The tailest building forms strate be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.</li> <li>The maximum height of structures on the subject property with lower components located towards the perimeter of the subject property or the proposed structure average by 1 atory or-13 feet if the applicant provides subternaneen perking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure average by 1 atory or-13 feet if the applicant provides subternaneen perking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure average by 1 atory or-13 feet if the applicant provides subternaneen perking for</li></ol>
366	FOOT	NOTES	}									For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 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.

a		SZ	DIREC	CTIONS	FIRS	T, read dov	m to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
	USE	REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		UMS QUIRED Y	ARDS	COVERAGE	IT OF SWINKIS	CAPE	ORY	REQUIRED PARKING SPACES	Zone Section 50.45.d
	<u> </u>	⇔	REQUI REVIE	LOT S	FRONT	SIDE	REAR	LOT CA	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUI	SPECIAL REGULATIONS
	Fest Food Restaurant (continued)	4-12-93										+5.	<ol> <li>Drive-in facilities and drive-through facilities are not permitted in this zone.</li> <li>The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.</li> <li>Site design must include installation of pedestrian thriages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on sbutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category A is required if the subject property is adjacent to the Planned Areas 7A and 7B and PR 3.6 zones.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any position of a structure that acceeds 30 feet above average building elevation must be set backfrom the front property the one-feet for each five-feet that-portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive Plan.</li> </ol>
3366	FOO	TNO	DTES		<b>1</b>								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	SHOITS	FIRS	3T, road dov	un to find us	e THEN	i, across for REGUL	ATIONS		USE 2	ZONE CHART
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	OUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF WEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section CBD-8 50.45.e
Entertainment/ Cultural and/or Recreational Facility  Hotel and Motel See Special Regulation 9	-If-the- structure- exceeds 35'- above- averaga- building- elevation, then- Presess IIB-, Chapter 162, and- A.D.R. Chapter 142- Otherwise, A.D.R. Chapter 142	None	20'	0 Sec. Reg.	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-f3- See Special Reg. 13	E	See Section 105.25. See also Section 80 of this Chapter. One per each room. See Spec. Reg. 10. See also Section 60 of this Chapter.	<ol> <li>The development of the subject property or edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback to required adjacent to:         <ul> <li>Contral Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side end/or rear yard ebutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above additing grade or everage building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed the lower of 2 stotes or 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The taliest building forms shall be grouped towards the center of the subject property with lower components located towards the portion of the subject property on the proposed structure evaluable 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 Cby will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.</li> <li>This use is permitted only if the subject property abuts Central Way. No aspect or component of this use may be located on or orferted towards Triad Avenue between First Street and Second Street or Fourth Avenue. If the subject property ebuts Third Avenue between First Street and Second Street or Fourth Avenue, it is also and buildings must be designed to the subject and sol</li></ol>
FOOTNO	OTES				<u>—</u>						PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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	SN	DIREC	CTIONS	FIRS	T, road dow	vn to find use	THEN,	across for REGUA	ATIONS		USE 2	ZONE CHART
	T SS SS REGULATIONS	REQUIRED REVIEW PROCESS	SIZE	FRONT	UIRED Y	ARDS	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.f
	Entertainment/ Cultural and/or Recreational Facility (continued) Hotel and Motel (continued)	RE:	TOT	FR	SDE	RE	LOT	3H	LAN	SIG		SPECIAL REGULATIONS  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 abuting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  13. Landscape Category 8 is required if the subject property is adjacent to the Planned Areas 7A and 7B and PR 3.6 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 36 feet above average building elevation must be est backfrom the frest 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.
- 3366	FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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SN	DIREC	TIONS	FIRS	F, read dow	m to find use	THEN,	sorces for PIEGUIL	ATIONS		USE Z	ONE CHART	
asn REGULATIONS	ESS		MINIMU REQ	MS UIRED Y	ARDS		XIMUMS			CES	Zone CBD-8	Section 50.45.g
□ SE SEGO	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULAT	TIONS
Any Retail Establishment, other than those specificatly listed, imited, or providing goods or providing services including banking and related financial services.  See Special Regulation 9	Structure- exceeds 65'- above- everage- building- elevation; then- Process IIB,- Chapter 152, and A.D.R Chapter 142- Otherwise,- A.D.R. Chapter 142- 142	None	20' See S	0 ec. Reg.	O Pand 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. Ne-mad-num. SeeSpecial Regulations-17-and 18.	D +0- See, Special Reg. 11	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of c. Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PR 3.</li> <li>Height of structure may be measured above existing grade or both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A north of this zone may exceed the lower el-2 stories el-30 feet Fourth Avenue, or Market Street as measured at the midpoint on Third Avenue, Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed the Way as measured above the midpoint of the frontage way.</li> <li>Structures shall be modulated and terraced on the hillside in the shall be grouped towards the center of the subject property with the pertineter of the subject property.</li> <li>The maximum height of structures on the subject property may the applicant provides subterranean periting for uses in the Ciportion of the subject property or the proposed structure avails under this peragraph will be reviewed and decided upon as a 125 of this Code. As part of the PUD process, the City will dederived from providing this additional parking is sufficient to a building mass.</li> <li>This use is permitted only if the subject property abuts Centra designed so that this use is primarily oritered towards Centra this use may be located on or oriented towards Third Avenue Street or Fourth Avenue, if the subject property abuts Third Avenue and Fourth Avenue, and Fourth Avenue and Fourth Avenue.</li> </ol>	PR 3.6, PLA 7A, and PLA 7B zones;  .6 zone is 5 feet.  everage building elevation, but not  and PLA 7B zones located to the above the elevation of Third Avenue, of the frontage of the subject property  seed 39 feet above the elevation of of the subject property on Central  dis zone. The tallest building forms in lower components located towards  be increased by 1-stery er-12 feet if 3D-1 or CBD-2 zones or makes a able for public parking. Any proposal Planned Unit Development, Chapter fermine whether the public benefit low the increase in height and  I Way. The site and building must be a way. No aspect or component of between First Street and Second versue between First Street and be designed to provide residential rule.
ZC-C8D8/4-12-93						I				<u> </u>	PEGULATIONS CONCLUDED ON NEX  For other information about parking and parking areas, see Chapte For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.	r 105. PAGE
FOOTN G G	<u>UTES</u>										For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.	<b>L</b>

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	SNC		DIREC	TIONS	FIRS	T, read dow	vn to find use	a THEN,	across for REGUL	ATIONS		USE 7	ZONE CHART	
	A SS		REQUIRED REVIEW PROCESS	SIZE	FRONT	QUIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.h	
	Any Fletail Establishment, of than those specifically itsted, limited, or prohibl in this Zone, sellin goods or providin services including banking and relat financial services (continued)	ted ng ng g J	NEG NEG	LOT	FRG	SIDE	REAR	LOT	EAH .	LAN	SIGI	REC	SPECIAL REGULATIONS  10. The following uses are not permitted in this zone: a. Vehicle service stations. b. Vehicle sales, repair, service, or rental. c. Drive-in facilities and drive-through facilities.  11. Landscape Category B shall be provided if the subject property is adjacent to Ptermed A 7B, or PR 3.6. Boat sales, repair, service, or rental shall provide a Landscape Category the subject property is adjacent to Ptermed Areas 7A, 7B, or PR 3.6 zones, then Landsca 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 tood may include, as part of this use seating if: a. The seating and associated circulation area does not exceed more than 10% of the garea of this use; and b. It can be demonstrated to the City that the floor ptan is designed to preclude the seat from being expanded.  14. The site must be designed so that vehicles coming from and going to the site will be dire away from residential neighborhoods to the north of this zone.  15. Site design must include installation of pedestrian linkages between public sidewalks an entrances and between walkways on the subject property and existing or planned walkway to the comprehensive Plan.  16. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subjectory the to Comprehensive Plan.  17. Any portion of a structure that exceeds 30-leet above everage-building elevation must be from the front property the one-leot for each five feet that portion exceeds 30 feet above building elevation.	Cunless 200  accessory prose floor ting area cted d building ays on apter ect
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- 3	FOOTI	NO	TES										PAG  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 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.	E
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NS.	DIREC	CTIONS	FIRS	iT, read dow	m to find use	a THEN,	across for REGUL	ATIONS	*	USE 2	ZONE CHART
A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.i
Private Club or Lodge  ZC-CBD8/4-12-93	-if the structure exceeds 05'-escove-average-building elevation, then. Presesse IIIP; Chapter-162, and-A.D.R. Chapter-142.  Otherwise, A.D.R. Chapter-142	None	20'	O Sec. Reg.	0	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-mand-num, See-Special Regulations-13-and-14.	D -c- See Special Reg. 12	В	See Section 105.25. See Section 60 of this Chapter.	<ol> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Trid Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard abutting the PR 3.6 zone to 5 feet.</li> <li>Height of structure may be measured above existing grade or everage bulkting elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the indepoint of the frontage of the subject property on Third Avenue Fourth Avenue, or Market Street as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hilbside in this zone. The tailest bulkting forms shall be grouped towards the center of the subject property with lower components located towards the epiticant provides subterranean periting for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the pruposed under this peragraph will be reviewed and decided upon as a Planned Unit Development, Chapted the perimeter of the subject property or the pruposed under this peragraph will be reviewed and decided upon as a Planned Unit Development, Chapted 25 of this Code. As part of the PUD process, the City will determine whether the public benefit derived trom provides residential character and scale e</li></ol>
E FOOTNO	OTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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ATIO	ESS	Ŋ	MINIMU		'A DDe	MAX	KIMUMS	-		83	Zone Section CBD-8 50.45.j
S S REGULATIONS	ED PROCI	ĸ	REC	QUIRED Y	ARUS	COVERAGE	OF URE	PE	ı,	ED G SPACI	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Private Club or Lodge (continued)								_			11. Site design must include installation of pedestrian linkages between public sidewalks and bulk entrances and between walkways on the subject property and existing or planned walkways or abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
											12. Landacape Category C is required if the subject property is adjacent to Planned Areas 7A, 78 PR 3.6 zones.
										13.	13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
				:		1	e e		:		13. Any-portion of a structure that exceeds 30 feet above average-Building elevation must be set from the front property the one foot for each five feet that pertion exceeds 30 feet above average building elevation.
											14. Height of structure must be consistent with the Downtown Plan chapter of the Comprehensive
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FOOTNO	DTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100,  For information of the regulations in this category, see Chapter 95,  For details of what may exceed this height timit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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<u> </u>	CES		REC	UIRED Y	ARDS	8		ĺ		CER	CBD-8 50.45.k
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<b>,</b>	REQUIRED REVIEW PROCESS	SIZE	Į.	5.3	<b>24</b>		Ħ	SCA SGO	S C C	REQUIRED PARKING SPACES	
$ $ $\wedge$ $\Leftrightarrow$	REC	LOT	FRONT	SIDE	REAR	ξ	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	A REO	SPECIAL REGULATIONS
Office Use	Biths- structure- exceeds 26'- ebeve- everage- building- elevation, then- Process IIB- Chapter- 152, and- A-D-R: Chapter- 142- Otherwise; A.D.R. Chapter 142	None	20' See S	O ec. Reg.	O Pernci 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-mast-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> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard seiback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or reer yard abutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the häistde in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located toward the perimeter of the subject property.</li> <li>The maximum height of structures on the subject property may be increased by 4-etory or-13 feet the applicant provides subtemaneen 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 propose under this paragraph will be reviewed and decided upon as a Planned Until Development, Chapte 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</li></ol>
ZC-CBD8/4-12-93											REGULATIONS CONCLUDED ON NEXT PAGE
FOOTN	OTES										PAGE  For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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		REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	IMS QUIRED YA	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.1  SPECIAL REGULATIONS
0-	Office Use (continued)											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.  d. A veterinary office is not permitted if the subject property contains dwelling units.  10. Anciliary assembly and menufacture of goods on premises may be permitted as part of an office use if:  a. The anciliary assembled or manufactured goods are subordinate to and dependent on the office use if:  b. The outward appearance and impacts of this office use with anciliary assembly and manufacturing activities must be no different from other office uses.  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.  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.  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 abuting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.  14. Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, and PB.3.6 zones.  15. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.  16. Any perficient a structure-that exceeds 30-feet above average building elevation must be set best-from the front property the one-foot for-each five-feet that-portion-exceede 30 feet above average-building elevation.
<b>8</b>	FOOTNO	DTES										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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USE 🖵	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	MS QUIRED Y	ARDS EAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPI	Zone CBD-8  CCIAL REGULATION	Section 50.45.m
Church	# # # # # # # # # # # # # # # # # # #	atructure— structure—	None	20'	0 vec. Reg.	0 2 and 3	80%	52 test above average building elevation or existing grade. See Special Regulations 4 through 8. No meximum: See-Special-Regulations—14-and 15:	O D See Special Reg. 13	В	1 per every four people besed on meximum occupancy load of any area of worship. See Spec. Reg. 12. See Section 60 of this Chapter.	1. The development of the subject propregutations of Section 65 of this Charles are guitations of Section 65 of this Charles are Central Way; b. First, Second, and Third Streets. c. Third Avenue between Second 3. The minimum required side and/or research of the subject property of Market Street as measured at the month of this zone may exceed 30 feel Market Street as measured at the mounth Avenue, or Market Street. 6. No portion of a structure within 40 feel Central Way as measured above the Way. 7. Structures shall be modulated and it shall be grouped towards the center the perimeter of the subject property or the under this peragraph will be reviewed 125 of this Code. As part of the PUI derived from providing this additional building mass. 9. This use is permitted only if the subject property or the designed to provide residential of 10. The atternust be designed so that we from residential neighborhoods to the REGULATION.	pter.  accept within 100 feet of PR 3. Street and Third Street.  eer yard abutting the PR 3.6 zor  d above existing grade or avera-  leet of the PR 3.6, PLA 7A and feet above the elevation of Third A  topoint of the frontage of the sub-  ent of Central Way may exceed 3  emidpoint of the frontage of the  entage of the sub-  e	ie la 5 feet.  ge building elevation, but not  PLA 7B zones located to the venue, Fourth Avenue, or ject property on Third Avenue,  is feet above the elevation of subject property on Central  ie. The tailest building forms or components located towards  creased by 1 story er 13 feet if or CBD-2 zones or mekes a or public parking. Any proposal ed Unit Development, Chapter a whether the public benefit e Increase in height and  if the subject property abuts nue, the site and buildings must hird Avenue and Fourth Avenue or the site will be directed away
FOO'	rno	TES										For other information about parking and For details of the regulations in this cate. For information of the regulations in this For details of what may exceed this heig. For details regarding required yards, see	gory, see Chapter 100, category, see Chapter 95. ht limit, see Chapter 115.	PAGE

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	2		DIREC	TIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE 7	ONE CHART
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	$\Diamond$	<b>&gt;</b>	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
	Church (continued)	2-93											<ol> <li>Site design must include installation of pedestrian linkages between public eldewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>No parking is required for daycare or school ancillary to the use.</li> <li>Landscape Category C is required if the subject property is adjacent to Planned Areas 7A, 7B, and PH 3.6 zones.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject up property.</li> <li>Any-portion of a structure that exceeds 30 test above average-building elevation must be set backtrom the front property line one-feet for each five feet-that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure-must be consistent with the Downtown Plan chapter of the Comprehensive Plans</li> </ol>
	FOOT		TES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.
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	♦     ♣     REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.45.0  SPECIAL REGULATIONS
0 - 3	School, Daycare Center or Mini-School or Daycare Center	If the etrusture—exceeds 35'- above—average—building—elevation—then—Parocess III8,- Chapter—152, and—A.D.R. Chapter—142.  Otherwise, A.D.R. Chapter—142.		20'	O pec. Reg.	0	90%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-mast-num: See-Special-Regulations-10-and-19.	D	В	See Section 105.25. See also Section 60 of this Chapter.	<ul> <li>b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>c. Third Averue between Second Street and Third Street.</li> <li>3. The minimum required side and/or rear yard abutting the PR 3.6 zone is 5 feet.</li> <li>4. Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>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 Averue, Fourth Averue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.</li> <li>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.</li> <li>7. Structures shall be modulated and terraced on the hilbside in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the pertineter of the subject property.</li> <li>8. The maximum height of structures on the subject property may be increased by 4-deep er-13 feet if the applicant provides subterraneen perking 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 PLD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.</li> <li>9. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.</li> <li>10. If the subject property abuts Third Avenue between First Street and Second Street, or Four</li></ul>
366	FOOTN	OTES										PAGE  For other information about perking and perking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	SNS	DIREC	TIONS	FIRS	T, reed dow	m to find use	THEN,	ecross for REGUL	ATIONS		USE Z	ONE CHART
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0-3	School, Daycare Center or Mthi-School or Daycare Center (continued)											<ol> <li>A six-foot high fence is required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least 5 feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the actent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>Site design must include installation of pedestrian tintages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> <li>Any portion of a structure that exceeds 30 feet above average building elevation must be set backtown the frost praperty line one foot for each five-feet that portion exceeds 30 feet above average building elevation.</li> <li>Height of structure must be consistent with the Downtown-Plan chapter of the Comprehensive Plan:</li> </ol>
366	FOOTNO	DTES										For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT REC	OMS QUIRED Y	REAR	LOT COVERAGE W	HEICHT OF WASTRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone Section 50.45.q  SPECIAL REGULATIONS
Stacked or Attached Dwelling Units	If the structure exceeds 35'-sbove-severage-building-slowation, then Process IIB, Chapter 152, and A.D.R. Chapter 142-	None	20' See S	0 sec. Reg.	eand 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No.maximum. See Special Regulations		^	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 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 hillsade in this zone. The tailest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.  8. The maximum height of structures on the subject property may be increased by 4 stery-or-15 feet it the applicant provides subject property or the proposed structure everlable for public parking. Any proposed under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chaptes 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
FOOTN	OTES		1							L	For other information about parking and parking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	$\overline{\triangle}$	፟ 🖒	REQUIRED REVIEW PROCESS	LOT SI	FRONT	SIDE	REAR	OJ 101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS		
	Stacked or Dwelling Ui (continued)	nits		:									Site design must include installatic entrances and between walkways ebutting properties consistent with of the Comprehensive Plan.	on of pedestrian linkages between put on the subject property and existing on the major pedestrian routes in the Do	r planned walkways on	
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AMEGULATIONS	REQUIRED REVIEW PROCESS	BOOT SIZE	FRONT	QUIRED Y	ARDS EVERY O	LOT COVERAGE	HEIGHT OF STRUCTURE	□ LANDSCAPE  CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.s  SPECIAL REGULATIONS  1. The development of the subject property or adjacent rights-of-way must be consistent with the
2C-C8D8/4-12-93	structure—structure—structure—screeds 85/-sbow—swenge—building—elevation;—then—Pressee IIB, Chapter—152; and—A.D.R. Chapter—142: ————————————————————————————————————		1000	ec. Reg.	=	5076	sz reat above average building elevation or existing grade. See Special Regulations 4 through 8. Ne-masi	See Special Reg.	В	See Section 105.25. See also Section 60 of the Chapter.	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 zor. 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 n 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 Averue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Averue, or Market Street as measured above the midpoint of the frontage of the subject property on Central Way as measured above the midpoint of the frontage of the subject property on Central Way.  7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building for shall be grouped towards the center of the subject property with lower components located tow the perimeter of the subject property.  8. The maximum height of structures on subject property may be increased by 1 stery et 13 feet is applicant provides subtermanean parking for uses in the CBD 1 or CBD 2 zones or makes a por of the subject property or the proposed structure available to public parking. Any proposal und this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 12 this Code. As part of the PUD process, the CRy will determine whether the public benefit derive from providing this additional parking is sufficient to edlow the increase in height and building in the site must be designed so that vehicles coming from and going to the site will be directed at from residential neighborhoods to the north of this zone.  10. May be permitted only if locating this use in the timediate area of subject property is necessari permit efficient service to the area or the City
FOOTNO	OTES								L		- For other information about perking and perking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95 For details of what may exceed this height limit, see Chapter 115 For details regarding required yards, see Chapter 115.

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☐ SE REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPAC	SPECIAL REGULATIONS
Government Factility Community Factility Community Factility	# the- structure- exceeds 35'- above- swerage- building- elevation, then. Process IIB, Chapter- 152, sad- A.D.R. Chapter- 142- Otherwise, A.D.R. Chapter 142	None	20' See S	ô ec, Reg.	0 Pernd 3	80%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8. No-mastinam. See-Special Regulations 12-and 13.	D-c-See Spec. Reg. 9.	8	See Section 105.25. See also Section 60 of this Chapter.	<ol> <li>Any portion of a structure that exceeds 30 leet above average building elevation-must be set beathern the front property line one-feet-for each five feet that portion exceeds 30 leet above awarage-building elevation.</li> <li>Height of structure must be consistent with the Dewntown-Plan chapter of the Gemprehensive Plant.</li> <li>The development of the subject property or edjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:         <ul> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Third Avenue between Second Street and Third Street.</li> </ul> </li> <li>The minimum required side and/or rear yard sbutting the PR 3.6 zone is 5 feet.</li> <li>Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of Third Avenue, Fourth Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on Third Avenue, Fourth Avenue, or Market Street.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the hilliside 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.</li> <li>The maximum height of structures on subject property may be increased by 1-tory or-13 feet if the applicant provides subterranean parking to uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the p</li></ol>
SFOOTNO	)TEŠ										For other information about perking and perking areas, see Chapter 105.  For details of the regulations in this category, see Chapter 100.  For information of the regulations in this category, see Chapter 95.  For details of what may exceed this height limit, see Chapter 115.  For details regarding required yards, see Chapter 115.

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	CSE SSG	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
0-3	Public Transit Shelter  ZC-CBD8U/4-12-93	None	None	0	0	0	100%	15 fest above average building elevation.		See Spec. Reg. 2		PR 3.6 zones. Landscape Categor subject property and the Impacts as 10. The site must be designed so that a from residential neighborhoods to the impact of the impact of the impact of the impact of the improperty.  12. Any portion of a structure that excentrem the front property line one tool building elevation.  13. Height of structure must be consistent.  1. May be permitted only if it will not us problems.  2. May install transit route and informs.	the north of the zone.  at other provisions of this Code may appeared that provision exceeds 3 feet above average building elevation exceeds 3 and with the Downtown Plan chapter of the pressonably impede pedestrian movement on signs and markers.	the type of use on the se will be directed away by to the subject silon must be set back. O feet above average are Comprehensive Plan.
366	FOOTN	OTES	•			<b></b>						For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this help For details regarding required yards, see	gory, see Chapter 100, category, see Chapter 95, ght limit, see Chapter 115.	PAGE

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Public Park	#Little- structure- st	Nons	100 00000000000000000000000000000000000	a determi	1-7-10/2000 - 1-10/20000		52 feet above average building elevation. See Special Regulations 2 through 6. Normad-mum. See. Special Regulations—9 and 10.		В	See Section 105.25. See also Section 60 of this Chapter.	<ol> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Height of structure may be measured above existing grade or above average building elevation not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A, and PLA 7B zones located to the north of this zone may exceed the lower of 2 stories or 30 feet above the elevation of Third Average 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.</li> <li>No portion of a structure within 40 feet of Central Way may exceed the lewer 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.</li> <li>Structures shall be modulated and terraced on the hillside in this zone. The tallest building form shall be grouped towards the center of the subject property with lower components located towards the pertineter of the subject property.</li> <li>The maximum height of structures on the subject property may be increased by 1-stery er-13 fee the applicant provides subterranean pariding for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or proposed structure available for public pariding. Any proposal under this peragraph will be reviewed and decided upon as a Planned Unit Development, Chap 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and but mass.</li> <li>The site must be designed so that vehicles coming from and going to the site will be directed as from residential religibloshoods to the north of this zone.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject pro-</li></ol>
			9					8			-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 Downtewn Plan chapter of the Comprehensive F
ZC-CBD6V4-12-93	i	•						6			
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## 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).

<u>Section 1</u>. 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, sch decisions shall not affect the validity of the remainder of of the Ordinance.

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 20th day of April 1993.

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

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SUM-2740.APR/TS:cw