

ORDINANCE NO. 3384

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-93-50) AND ITS SUMMARY ORDINANCE.

WHEREAS, the City Council has received from the Kirkland Planning Commission a recommendation to amend certain sections of the text of the Kirkland Zoning Code, Ordinance 2740 as amended, all as set forth in that certain report and recommendation of the Planning Commission dated August 16, 1993, and bearing Kirkland Department of Planning and Community Development File No. IV-93-50; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 15, 1993, held a public hearing on the amendment proposals and considered the comments received at said hearing; and

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

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

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

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

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

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

Section 3. To the extent the subject matter of this ordinance, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council, this ordinance shall become effective within the Houghton Community Municipal Corporation only upon approval of the Houghton Community Council or the failure of said Community Council to disapprove this ordinance within 60 days of the date of the passage of this ordinance.

Section 4. Except as provided in Section 3, this ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and publication, pursuant to Section 1.08.017 Kirkland Municipal Code, /in the summary form attached to the original of this ordinance and by this reference approved by the City Council, as required by law.

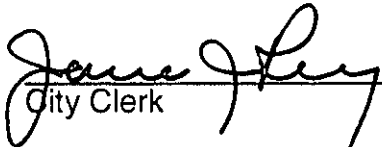
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 7th day of September, 1993.

SIGNED IN AUTHENTICATION thereof this 7th day of September, 1993



Mayor

Attest:



City Clerk

Approved as to Form:



City Attorney

SPECIAL PARKING PROVISIONS IN THE CBD-A1, 2, AND 8 ZONES1. General

The provisions of this Section govern parking for uses in the CBD-A1, 2, and 8 zones. To the extent that these provisions conflict with the provisions of Chapter 105, the provisions of this Section prevail. Where no conflict exists, the provisions of Chapter 105 apply to parking for uses in the CBD-A1, 2, and 8 zones.

2. Number of Spaces

To the extent that paragraphs 3 and 4 of this Section require that uses in the CBD-A1, 2, and 8 zones provide parking, the following establishes the number of spaces required:

- a. Residential uses must provide 1.7 parking spaces for each dwelling unit.
- b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.
- c. All other uses must provide one parking space for each 350 square feet of gross floor area.

3. Certain Floor Area Exempt from Parking Requirements

The following paragraphs establish several situations under which properties that are both within Local Improvement District 119 and the CBD-A1, 2, and 8 zones are exempt in whole or in part from providing parking spaces:

- a. The owner need not increase the number of parking spaces for any floor area that existed prior to September 18, 1978, unless it is converted to a use requiring more parking spaces under paragraph 2 of this Section. If floor area is converted to a more parking intensive use, the owner has a parking obligation equal to the difference between the parking required for the former use and the parking required for the new use. Existing off-street parking provided for any use may not be reduced below the number required for that use based on paragraph 2 of this Section.
- b. The parking obligations of the subject property is reduced as follows:
 - 1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$2,300.
 - 2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$6,000.

- 3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by 1 for each 350 sq. ft. of gross floor area created on the ground floor of the subject property.

4. Options for Meeting Parking Obligations

The applicant may meet his/her parking obligation, computed using paragraph 2 of this Section and after reductions under paragraph 3 of this Section, in either or a combination of the following ways:

- a. By providing the required number of parking stalls in or on the building containing the primary use conducted on the subject property.
- (b. Providing, or paying the total cost of providing, with the consent of the
 (City, the additional parking spaces in an existing municipal parking
 O-3031 (facility within the CBD, Planned Areas 6 or 7 zones, or Park/Public
 (Use zones located adjacent to the CBD.
- (c. By paying \$6,000 for each required parking stall or fraction of a stall
 O-2729 (into a special fund that will be used to provide and upgrade municipal
 O-3031 (off-street parking within the CBD, Planned Areas 6 or 7 zones, or
 (Park/Public Use zones located adjacent to the CBD.

SPECIAL PARKING PROVISIONS IN THE CBD-B ZONE1. General

The provisions of this Section govern parking for uses in the CBD-B zone. To the extent that these provisions conflict with the provisions of Chapter 105, the provisions of this Section prevail. Where no conflict exists, the provisions of Chapter 105 apply to parking for uses in the CBD-B zone.

2. Number of Spaces

To the extent that paragraphs 3 and 4 of this Section require that uses in the CBD-B zone provide parking, the following establishes the number of spaces required:

- a. Residential uses must provide 1.7 parking spaces for each dwelling unit.
- b. Restaurants and taverns must provide one parking space for each 125 square feet of gross floor area.
- c. All other uses must provide one parking space for each 350 square feet of gross floor area.

3. Certain Floor Area Exempt from Parking Requirements

The following paragraphs establish several situations under which properties that are both within Local Improvement District 119 and the CBD-B zone are exempt in whole or in part from providing parking spaces:

- a. The owner need not increase the number of parking spaces for any floor area that existed prior to September 18, 1978, unless it is converted to a use requiring more parking spaces under paragraph 2 of this Section. If floor area is converted to a more parking intensive use, the owner has a parking obligation equal to the difference between the parking required for the former use and the parking required for the new use. Existing off-street parking provided for any use may not be reduced below the number required for that use based on paragraph 2 of this Section.
- b. The parking obligations of the subject property is reduced as follows:
 - 1) If new floor area was created or existing floor area converted to a more parking intensive use between September 20, 1976, and October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$2,300.
 - 2) If new floor area is created or existing floor area is converted to a more parking intensive use after October 4, 1982, the number of stalls required for the subject property is reduced by the amount of the subject property's assessment under LID #119 divided by \$6,000.

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3) If the subject property was vacant as of September 18, 1978, the number of parking stalls required for the subject property is reduced by 1 for each 350 sq. ft. of gross floor area created on the ground floor of the subject property.

4. Options for Meeting Parking Obligations

The applicant may meet his/her parking obligation, computed using paragraph 2 of this Section and after reductions under paragraph 3 of this Section, in either or a combination of the following ways:

- a. By providing the parking spaces on the subject property consistent with the provisions of Chapter 105.
- (b. Providing, or paying the total cost of providing, with the consent of the City, the additional parking spaces in an existing municipal parking facility within the CBD, Planned Areas 6 or 7 zones, or Park/Public Use zones located adjacent to the CBD.
- (c. By paying \$6,000 for each required parking stall or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD zones, Planned Areas 6 or 7 zones, or Park/Public Use zones located adjacent to the CBD.

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

USE ZONE CHART

Zone
PLA 1

Section
60.10c.2

USE
REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Public Utility	None	20'	10' on each side	10'	70%	25' above average building elevation	A	B	See Section 105.25
Government Facility	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg. #4	B	See Section 105.25
Community Facility	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg. #4	B	See Section 105.25
Public Transit Shelter	None	None	20'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2

SPECIAL REGULATIONS

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.
1. Site design must minimize adverse impacts on surrounding residential neighborhoods.
2. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

ZC6010C2/9-9-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 2

Section
60.15.b

USE
REGULATIONS

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

SPECIAL REGULATIONS

Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	A	See Section 106.25	<ol style="list-style-type: none"> This development may also be regulated under the City's Shoreline Master Program, consult that document. Development in parts of this zone may be limited by Chapter 90, regarding development near streams, lakes, and wetlands. In addition, the site must be designed to concentrate development away from, and to maintain impact on, the wetlands.
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	B See Spec. Reg. #5	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Site design must minimize adverse impacts on surrounding residential neighborhoods.
Community Facility	Process IIB Chapter 152	None	20'	10' on each side	10'	70%	25' above average building elevation	B See Spec. Reg. #5	B	See Section 105.25	<ol style="list-style-type: none"> See Section 16 of this Chapter for regulations regarding bulkheads and land surface modifications. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For a Government Facility Use, Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers

ZC-6015B/9-9-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 3A

Section
60.20.a6

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIB Chapter 152	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 106.25	1. This development may also be regulated under the City's Shoreline Master Program, consult that document. 2. Development in parts of this zone may be limited by Chapter 90 regarding development near streams, lakes, and wetlands. In addition, the site must be designed to concentrate development away from, and to maintain impact on, the wetlands.
Government Facility or Community Facility	Process IIB Chapter 152	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #7-#6	B	See Section 105.25	3. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 4. 3. City entryway design must be provided on the subject property adjacent to Lake Washington Boulevard as follows: a. An earthen berm, 12 feet wide, and with a uniform height of three feet at the center. b. Lawn covering the berm. c. London Plane at least two inches in diameter, planted 30 feet on center along the berm. 5. 4. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. 6. 5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 7. 6. For a Government Facility Use, Landscape Category A may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	---	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers

ZC6020A6/6-14-93

0-3384

FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 3B

Section
60.20.b7

USE

REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

NORTH PROPERTY LINE

SOUTH PROPERTY LINE

HIGH WATER LINE

LOT COVERAGE

MAXIMUMS

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Public Utility	Process IIB Chapter 152	None	30' See also Spc. Reg. #3.	The greater of— a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of— a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation #5.	A	B	See Section 105.25	<ol style="list-style-type: none"> No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For regulations regarding moorage and public access piers, see the specific listings in this zone. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas. The required 30-foot front yard may be reduced one foot for each foot of this yard that is developed as a public use area, if— <ol style="list-style-type: none"> Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City.
Government Facility or Community Facility	Process IIB Chapter 152	None	30' See also Spc. Reg. #3	The greater of— a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of— a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation #5.	C See Spec. Reg. #9 #8.	B	See Section 105.25	<ol style="list-style-type: none"> A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one contiguous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given development on adjacent properties. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and <ol style="list-style-type: none"> The increase is offset by a view corridor that is superior to that required by Special Regulation #4; or The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 6. The design of the site must be compatible with the scenic nature of the waterfront if the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.

ZC-6020B7/6-14-93

FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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1341.1

REGULATIONS CONTINUED ON NEXT PAGE

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

USE ZONE CHART

Zone
PLA 3B

Section
60.20.b8

USE ↓	REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE				
				FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Government Facility or Community Facility (continued)												<p>8. 7. See Section 21 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</p> <p>9. 8. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p>	
Public Transit Shelter		None	None	0'	0'	0'	The greater of— a. 15' or b. 15% of the average parcel depth.	100%	15' above average building elevation. This provision may not be varied.	---	See Spec. Reg. #2	None	<p>1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</p> <p>2. May install transit route and information signs and markers.</p>

ZC6020B7/6-14-93

FOOTNOTES

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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1341.2

0-3888

USE ↓	REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS							USE ZONE CHART			Zone PLA 5A	Section 60.30.a4
		REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS		
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE	
				FRONT	SIDE	REAR							
Public Utility	None	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard.		
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #4	B	See Section 105.25	2. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 4. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems. 2. May install transit route information signs and markers.		

ZC6030A4/8-11-93

FOOTNOTES

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

0-3384

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR								
Public Utility	Process I Chapter 145	None	20'	20' on each side	20'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way will be regulated as a front yard. Service and parking areas must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. If any portion of a structure is adjoining a low density use within PLA 5A, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 	
Government Facility or Community Facility	Process I Chapter 145	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #6 #5	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	

Zone
PLA 5B

Section
60.30.b6

ZC6030B6/8-11-93

FOOTNOTES

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					PLA 5C	60.30.c7
			FRONT	SIDE	REAR								
Public Utility	Process I Chapter 145	None	20'	20' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation	A	B	See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: a. The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. b. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. c. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. d. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way.		
Government Facility or Community Facility	Process I Chapter 145	None	20'	10' on each side	10'	70%	The lower of 6 stories or 60' above average building elevation	C See Spec. Reg. #8 #7	B	See Section 105.25	2. If any portion of a structure is adjoining a low density use within PLA 5A, 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 within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 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 the portion of the structure exceeds 30 feet above average building elevation. 4. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. 5. The City may limit access points onto 6th Street and require traffic control devices and right-of-way realignment. 6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 8,7. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.		

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FOOTNOTES

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

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Zone PLA 5D	Section 60.30.d5											
Public Utility	Process IIA Chapter 150	None	20'	20' on each side See Special Regulations #1, #3, and #4	20'	70%	The lower of 4 stories or 40' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> If the subject property abuts the 4th Avenue right-of-way or the easterly extension of the alignment of that right-of-way to 10th Street, the following regulations apply: <ol style="list-style-type: none"> The City may require the applicant to dedicate and improve land as shown in the Public Improvements Master Plan adopted by the City for this area. Any required yard of the subject property abutting the 4th Avenue right-of-way or the easterly extension of that right-of-way will be regulated as a front yard. Any required yard of the subject property abutting 5th Avenue will be regulated as a rear yard. Service and parking area must, to the maximum extent possible, be located and oriented away from the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. If any portion of a structure is adjoining a low density use within PLA 5A, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 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 the portion of the structure exceeds 30 feet above average building elevation. The minimum setback from a lot containing a low density use within PLA 5A of any structure that exceeds 30 feet above average building elevation is twice the height of that structure as measured on the side of the structure closest to the lot containing a low density use within PLA 5A. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Government Facility or Community Facility	Process IIIA Chapter 150	None	20'	10' on each side See Special Regulations #1, #3, and #4	10'	70%	The lower of 4 stories or 40' above average building elevation	C See Spec. Reg. #7 #6	B	See Section 105.25		

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

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Zone PLA5E </div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;"> Section 60.30.e3 </div>												
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Convalescent Center or Nursing Home </div>	Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building elevation	C	B	1 for each bed	<ol style="list-style-type: none"> 1. Primary vehicular access must be directly from 2nd Street unless this is not possible. 2. If any portion of a structure is adjoining a low density use within PLA 5A, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 	
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 2.1. If any portion of a structure is adjoining a low density use within PLA 5A, then either: <ol style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is within 100 feet of the lot containing a low density use within PLA 5A shall not exceed 75 feet. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3.2. Primary vehicular access must be directly from 2nd Street unless this is not possible. 4.3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5.4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #5 #4	B	See Section 105.25	<ol style="list-style-type: none"> 3.2. Primary vehicular access must be directly from 2nd Street unless this is not possible. 4.3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5.4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. 	

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FOOTNOTES

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



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USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 6A	Section 60.35.a4
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
			FRONT	SIDE	REAR									
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 2.1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3.2. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. 4.3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 5.4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.			
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation	C See Spec. Reg. #5, #4		See Section 105.25				
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	---	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems. 2. May install transit route information signs and markers.			

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FOOTNOTES	1. For other information about parking and parking areas, see Chapter 105.	PAGE 161
	2. For details of the regulations in this category, see Chapter 100.	
	3. For information of the regulations in this category, see Chapter 95.	
	4. For details of what may exceed this height limit, see Chapter 115.	
	5. For details regarding required yards, see Chapter 115.	

USE

REGULATIONS


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

USE ZONE CHART

Zone
 PLA 6B

Section
 60.35.b5

SPECIAL REGULATIONS

USE	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 2.1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3.2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4.3. For a Government Facility use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec. Reg. #3	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	---	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems. 2. May install transit route information signs and markers.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 6C

Section
60.30.c3

USE
REGULATIONS

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

SPECIAL REGULATIONS

Mini School or Mini-Day Care (7 - 12 attendees) or Day Care Home (6 or less attendees) --continued											<ul style="list-style-type: none"> 8. May include accessory living facilities for staff persons. 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 10. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 150, and 155).
Public Utility	See Special Regulation #4-#3	None	20'	20' on each side	20'	70%	25' above average building elevation	A	B	See Section 105.25	<ul style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole.
Government Facility or Community Facility	See Special Regulation #4-#3	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Special Reg. #6-#4	B	See Section 105.25	<ul style="list-style-type: none"> 2.1. If any portion of a structure is adjoining a low density zone, then either: <ul style="list-style-type: none"> a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3.2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 4.3. The required review process is as follows: <ul style="list-style-type: none"> a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150. b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping. 5.4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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FOOTNOTES

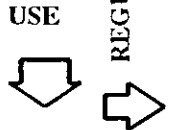
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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

USE ZONE CHART

Zone
PLA 6D

Section
60.35.d4



REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
	LOT SIZE	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE			
		FRONT	SIDE					
Public Utility	None	20'	20' on each side	20'	70%	A	B	See Section 105.25
Government Facility or Community Facility	None	20'	10' on each side	10'	70%	C See Spec. Reg. #4, #3	B	See Section 105.25
Public Transit Shelter	None	None	None	None	100%	--	See Spec. Reg. #2	None

SPECIAL REGULATIONS

1- May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole.

2.1. If any portion of a structure is adjoining a low density zone, then either:
a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.

2.2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

2. May install transit route information signs and markers.

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FOOTNOTES

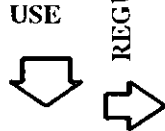
For other information about parking and parking areas, see Chapter 105.
For details of the regulations in this category, see Chapter 100.
For information of the regulations in this category, see Chapter 95.
For details of what may exceed this height limit, see Chapter 115.
For details regarding required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

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

USE ZONE CHART

Zone
PLA 6E

Section
60.30.e3



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

SPECIAL REGULATIONS

Mini School or Mini-Day Care (7 - 12 attendees) or Day Care Home (6 or less attendees) --continued

Public Utility

Government Facility or Community Facility

See Special Regulation #3 #2	None	20'	20' on each side	20'	70%	25' above average building elevation	A	B	See Section 105.25
See Special Regulation #3 #2	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Special Reg. #5 #4	B	See Section 105.25

- 9. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150 and 388-155).
- 10. Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
- ~~1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.~~
- ~~2.1.~~ If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- ~~3.2.~~ The required review process is as follows:
 - a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150.
 - b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
- ~~4.3.~~ Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- ~~5.4.~~ For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 6F

Section
60.35.f4

USE
REGULATIONS

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

SPECIAL REGULATIONS

Public Utility	None	None	20'	20' on each side	10'	60%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 30' above average building elevation	C See Spec. Reg. #4 #3	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. For a Government Facility use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

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FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 6G

Section
60.35.g4

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	30' See Special Regulation #4	0'	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> Vehicle access for this use must be from the east. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Government Facility or Community Facility	Process IIA Chapter 150	None	30' See Special Regulation #4	0'	0'	80%	Otherwise, 30' above average building elevation	C See Spec. Reg. #6	B	See Section 105.25	
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	None	

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FOOTNOTES

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



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

USE ZONE CHART

Zone PLA 6H	Section 60.35.h3
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REGULATIONS

USE

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

SPECIAL REGULATIONS

Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	70%	25' above average building elevation	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> 1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg. #3	B	See Section 105.25	<ol style="list-style-type: none"> 1. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 3. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> 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.

0-3384

FOOTNOTES

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

ZC6035H3/8-13-93

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

USE ZONE CHART

Zone
PLA 6I

Section
60.35.i3

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Convescent Center or Nursing Home	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. The required yard of a structure abutting Lake Washington Boulevard or Lake Street South must be increased two feet for each one foot that structure exceeds 25 feet above average building elevation. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #5-#3	B	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	---	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian pavement or create traffic safety problems. May install transit route and information signs and markers.

0-3384

FOOTNOTES

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

ZC603513/8-13-93

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

USE ZONE CHART

Zone
 PLA 6J

Section
 60.35.j4

REGULATIONS

USE

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Public Utility Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25
Government Facility or Community Facility Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation.	C See Spec. Reg. #3	B	See Section 105.25
Public Transit Shelter None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None

SPECIAL REGULATIONS

- ~~1.~~ May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole.
- ~~2.~~ 1. If any portion of a structure is adjoining a low density zone, then either:
 - a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- ~~3.~~ 2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- ~~4.~~ 3. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

ZC6035J4/8-13-93

0-3384

FOOTNOTES

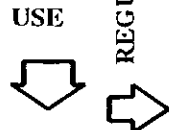
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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

USE ZONE CHART

Zone
PLA 6K

Section
60.35.k3



USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
Convalescent Center or Nursing Home		Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building elevation	C	B	1 for each bed	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility		Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility or Community Facility		Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #3-#2	B	See Section 105.25	<ol style="list-style-type: none"> For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
Public Transit Shelter		None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems. May install transit route information signs and markers.

0-3384

FOOTNOTES

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

ZC6035K3/8-13-93

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

USE ZONE CHART

Zone
PLA 7A

Section
60.40.a5

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation	C See Spec. Reg. #6 #5.	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development on the subject property must be designed to minimize view obstruction from the north. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5. Landscape Category A or B may be required, depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit routes and information signs and markers.

ZC6040A4/8-30-93

0-3384

FOOTNOTES

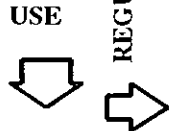
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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

USE ZONE CHART

Zone
PLA 7B

Section
60.40.b5



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

SPECIAL REGULATIONS

Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. #6	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7A, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th, or 6th Street unless no other access is available. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation.	---	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.

0-3384

ZC6040B4/8-27-93

FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 7C

Section
60.40.c4

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th, or 6th Street unless no other access is available. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Spec. Reg. #7 #8	B	See Section 105.25	<ol style="list-style-type: none"> If development will result in the isolation of a low density use, site design, building design, and landscaping must mitigate the impact of that isolation. If any portion of a structure is adjoining a low density zone or detached dwelling unit in Planned Area 7C, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone or detached dwelling unit shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Development on the subject property must be designed to minimize view obstruction from the north. May not access directly onto 2nd, 3rd, 4th, 5th, or 6th Street unless no other access is available. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

ZC6040C4/8-27-93

FOOTNOTES

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

100-3684

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 8	Section 60.45.e
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
			FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE							
Convalescent Center or Nursing Home	None	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building elevation.	C See also Spec. Reg. #5	B	1 for each bed	<ol style="list-style-type: none"> Development must emphasize Totem Lake as the focal point of this zone. No grading, filling, or other development activity may occur below the 120-foot contour line, based on the King County datum point. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. Shared access points must be used to the maximum extent possible. Curb cuts must be limited to minimize traffic congestion. Must install a landscape berm on the subject property adjacent to 120th Avenue NE and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 			
Public Utility	None	None	20'	20' on each side	20'	70%	30' above average building elevation.	A See Spec. Reg. #3	B	See Section 105.25	<ol style="list-style-type: none"> No grading, filling, or other development activity may occur below the 120-foot contour line, based on the King County datum point. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland areas. Must install a landscape berm on the subject property adjacent to 120th Avenue NE and Totem Lake Way consistent with existing landscaped berms along these rights-of-way. 			
Government Facility or Community Facility	None	None	20'	10' on each side	20'	70%	30' above average building elevation	C See Spec. Reg's #3 and #5	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 			
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 			

0-3384

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

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

USE ZONE CHART

Zone
PLA 9

Section
60.50.f

USE

REGULATIONS

REQUIRED REVIEW PROCESS

MINIMUMS
REQUIRED YARDS

FRONT SIDE REAR

MAXIMUMS
LOT COVERAGE HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation.	A	B	See Section 105.25
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg's #3 #4	B	See Section 105.25
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	None

- 1. ~~May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole.~~
- 2.1. Exterior lighting must be directed away from any nearby residential use, and must be at an intensity comparable to lighting in a residential neighborhood. The City may require that lighting be reduced to the minimum required for building security after 10 p.m.
- 3.2. 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 25 feet above average building elevation, or
 - b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
- 4.3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
- 5.4. ~~For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.~~
- 1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
- 2. May install transit route and information signs and markers.

ZC-6050F/8-24-93

FOOTNOTES

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

0-3384

USE ↓	REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE					PLA 10A	60.55.b2
Mini-School or Mini-Day-Care Center (7 - 12 attendees) or Day-Care Home (6 or less attendees)	Process IIA Chapter 150	None	20'	5', but 2 side yards must equal at least 15'	10'	70%	30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be retained. Supplemental plantings may be required. Access must be directly from 120th NE, or must be coordinated with commercial development to the west and must be from NE 124th. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. A six-foot high fence is required only along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Structured play areas must be set back from all property lines by five feet. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way-improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on nearby residential uses. May include accessory living facilities for staff persons. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73) 			
Public Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 			
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg's #5-#4	B	See Section 105.25	<ol style="list-style-type: none"> Development must retain and maintain the existing hill form. Seventy-five percent (75%) of the significant trees on the hill form must be retained. Supplemental plantings may be required. Access must be directly from 120th NE, or must be coordinated with commercial development to the west and must be from NE 124th. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 			

0-3384

FOOTNOTES

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

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Public Utility	None	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	B	See Section 105.25	<div style="border: 1px solid black; padding: 5px; display: inline-block;">Zone PLA 10B</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;">Section 60.55.h1</div>	
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	Otherwise, 30' above average building elevation	C See Spec. Reg. #9 #8	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None		

ZC6055H1/8-16-93

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

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> Development in parts of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development from and to minimize impacts on the wetlands. No structure, roadway, or land surface modification is allowed on any regulated slope. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. For a Government Facility use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses. 	
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg. #6-#5	B	See Section 105.25		
Public Transit Shelter	None	None	0'	0'	0'	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. 	

Zone
PLA 10C

Section
60.55.1

0 3384

ZC-6055K/8-16-93

FOOTNOTES

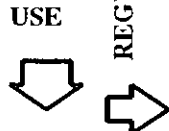
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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

USE ZONE CHART

Zone
PLA 11

Section
60.60.f



USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
				FRONT	SIDE	REAR						
Public Utility		Process IIA Chapter 150	None	30'	0'	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> Site design must minimize visual impacts of development as viewed from the freeway. Tree removal and alteration of the topography must be minimized. Access onto NE 116th Street is permitted only if no other access is possible.
Government Facility or Community Facility		Process IIA Chapter 150	None	30'	0'	0'	70%	Otherwise, 30' above average building elevation See Special Regulation #7	C See Spec. Reg. #8	B	See Section 105.25	<ol style="list-style-type: none"> If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 20 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. The required yard of any portion of the structure must be increased one foot for each foot that any portion of the structure exceeds 30 feet above average building elevation. Except if adjoining a low density zone, structure height may be increased above 30 feet in height through a Process IIA, Chapter 150, if: <ol style="list-style-type: none"> It will not block local or territorial views designated in the Comprehensive Plan; and The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter		None	None	0'	0'	0'	100%	15' above average building elevation	---	See Spec. Reg. #2	None	<ol style="list-style-type: none"> May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.

0-3384

FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 12

Section
60.65.b

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	10'	70%	30' above average building elevation	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 2.1. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg. #3-#2	B	See Section 105.25	3.2. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit + Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems. 2. May install transit route information signs and markers.
Public Park	See Special Regulation #1 and #2	None	Will be determined on case-by-case basis					--	B	See Section 105.25	1. Development and use of a park does not require a development permit under this Code if: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development: 1) Will not involve lighting for outdoor nighttime activities; and 2) Will not involve the construction of any building of more than 4,000 square feet; and 3) Will not involve the construction of more than 20 parking stalls; and 4) Will not involve the development of any structured sports or activity areas. 2. Any development or use of a park that does not meet the requirements of Special Regulation # 1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted: a. Ease of access to the park. b. Character of the neighborhood. c. Size, nature, and topography of the subject property. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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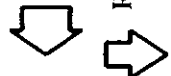
FOOTNOTES

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

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USE



REGULATIONS

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

USE ZONE CHART

Zone
PLA 13A

Section
60.70.a7

SPECIAL REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE	
		FRONT	SIDE	REAR						
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side. See Special Reg. #1	10'	70%	C	B	1 for each bed	<ol style="list-style-type: none"> If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	A	B	See Section 105.25	
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	C See Special Reg. #4	B	See Section 105.25	
Public Transit Shelter	None	None	None	None	None	100%	---	See Spec. Reg. #2	None	

1. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.

2. If any portion of a structure is adjoining a low density zone, then either:

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

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

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

1. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.

2. ~~May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole.~~

3.2. If any portion of a structure is adjoining a low density zone, then either:

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

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

4.3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.

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

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

2. May install transit route and information signs and markers.

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FOOTNOTES

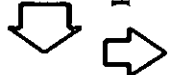
- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding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

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

USE ZONE CHART

Zone PLA 13B	Section 60.70.b5
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USE



REGULATIONS

REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES
		REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE			
		FRONT	SIDE	REAR					
Convalescent Center or Nursing Home	Process IIA Chapter 150 7,200 sq. ft.	20'	10' on each side. See Special Reg. #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation	C	B	1 for each bed
Public Utility	Process IIA Chapter 150 None	20'	20' on each side See Special Regulation #1	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. ----- Otherwise, 30' above average building elevation	A	B	See Section 105.25
Government Facility or Community Facility	Process IIA Chapter 150 None	20'	10' on each side See Special Regulation #1	10'	70%	above average building elevation. ----- Otherwise, 30' above average building elevation	C See Special Reg. #5-#4	B	See Section 105.25
Public Transit Shelter	None None	None	None	None	100%	15' above average building elevation	---	See Spec. Reg. #2	See Section 105.25

SPECIAL REGULATIONS

- If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
-
- If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.
 - ~~May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.~~
 - If any portion of a structure is adjoining a low density zone, then either:
 - The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.
 See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
 - Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
 - ~~For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.~~

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

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FOOTNOTES

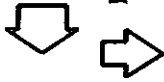
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone
PLA 15A

Section
60.80.a9

USE



REGULATIONS

REQUIRED REVIEW PROCESS

LOT SIZE

MINIMUMS

REQUIRED YARDS

FRONT

NORTH PROPERTY LINE

SOUTH PROPERTY LINE

HIGH WATER LINE

MAXIMUMS

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

SPECIAL REGULATIONS

Public Utility

Process IIA Chapter 150

None

30' See also Spc. Reg. #3

The greater of--
a. 15' or
b. 1-1/2 times the height of the primary structure above average building elevation minus 10'

10'

The greater of--
a. 15' or
b. 15% of the average parcel depth

80%

30' above average building elevation See also Special Regulation #5.

A

B

See Section 105.25

1. No structures, other than moorage structures or public access piers, may be waterward of the high waterline. For the regulation regarding moorages, see the moorage listings in this zone.
2. Must provide public pedestrian access from the right-of-way to and along the entire waterfront of the subject property within the high waterline yard. Access to the waterfront may be waived by the City if public access along the waterfront of the adjacent property can be reached from adjoining property. In addition, the City may require signs designating the public pedestrian access and public use areas.
3. The required 20-foot front yard may be reduced 1 foot for each 1 foot of this yard that is developed as a public use area if--
 - a. Within 30 feet of the front property line, each portion of a structure is setback from the front property line by a distance greater than or equal to the height of that portion above the front property line; and
 - b. Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and
 - c. The design of the public use area is specifically approved by the City.

Government Facility or Community Facility

Process IIA Chapter 150

None

30' See also Spc. Reg. #3

The greater of--
a. 15' or
b. 1-1/2 times the height of the primary structure above average building elevation minus 10'

10'

The greater of--
a. 15' or
b. 15% of the average parcel depth

80%

30' above average building elevation See also Special Regulation #5.

C

B

See Section 105.25

4. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be in one continuous piece. Within the view corridor, structures, parking areas, and landscaping will be allowed, provided that they do not obscure the view from Lake Washington Boulevard to and beyond Lake Washington. This corridor must be adjacent to either the north or south property line, whichever will result in the widest view corridor given the development on adjacent properties.
5. Structure height may be increased to 35 feet above average building elevation if the increase does not impair views of the lake from properties east of Lake Washington Boulevard; and
 - a. The increase is offset by a view corridor that is superior to that required by Special Regulation No. 4; or
 - b. The increase is offset by maintaining comparable portions of the structure lower than 30 feet above average building elevation.
- ~~6. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.~~
- ~~7. 6. The design of the site must be compatible with the scenic nature of the waterfront. If the development will result in the isolation of a detached dwelling unit, site design, building design, and landscaping must mitigate the impacts of that isolation.~~

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REGULATIONS CONCLUDED ON NEXT PAGE

FOOTNOTES

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
- For information of the regulations in this category, see Chapter 95.
- For details of what may exceed this height limit, see Chapter 115.
- For details regarding required yards, see Chapter 115
- This development may also be regulated under the City's Shoreline Master Program; consult that document.
- May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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

USE ZONE CHART

Zone
PLA 15A

Section
60.80.a10

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
		LOT SIZE	REQUIRED YARDS				LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE						
Public Utility Government Facility or Community Facility Facility (continued) Public Transit Shelter	None	None	0'	0'	0'	The greater of a. 15' or b. 15% of the average parcel depth	100%	15% above average building elevation. This provision may not be varied.	--	See Spec. Reg. #2		<p>9.7. See Section 81 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.</p> <p>9.8. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</p> <p>1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</p> <p>2. May install transit route and information signs and markers.</p>
Public Park	See Special Regulations #1 and #2	None	Will be determined on a case-by-case basis				--		--	B		<p>1. Development and use of park does not require a development permit under this Code if--</p> <p>a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or</p> <p>2. Any development or use of a park that does not meet the requirements of Special Regulation #1 must be approved through the Process III, Chapter 155. The City will use the following factors in determining what facilities and uses will be permitted:</p> <p>a. Ease of access to the park.</p> <p>b. Character of the neighborhood.</p> <p>c. Size, nature, and topography of the subject property.</p> <p>3. See Section 81 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</p>



ZC6080A0/6-18-93

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FOOTNOTES

For other information about parking and parking areas, see Chapter 105.
 For details of the regulations in this category, see Chapter 100.
 For information of the regulations in this category, see Chapter 95.
 For details of what may exceed this height limit, see Chapter 115.
 For details regarding required yards, see Chapter 115
 This development may also be regulated under the City's Shoreline Master Program; consult that document.
 May not use lands waterward of the high waterline to determine lot size or to calculate allowable density.

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225J

USE

REGULATIONS


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

USE ZONE CHART

Zone
 PLA 15B

Section
 60.80.b3

SPECIAL REGULATIONS

USE	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Mini-School or Mini-Day-Care Center (7-12 attendees). Day-Care Home (8 attendees or less)	None	12,500 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	50%	25' above average building elevation	E	B	See Section 105.25	<ol style="list-style-type: none"> A 6-foot high fence is required along the property lines adjacent to the outside play areas for mini-schools and mini-day-care centers only. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. Structural play areas must be set back from all property lines by 5 feet. An on-site passenger loading area may be required, depending on the number of attendees and the extent of the abutting right-of-way improvements. The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses. May include accessory living facilities for staff persons. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73). Refer to Chapter 85 for regulations regarding development on property containing an unstable slope.
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	50%	25' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. <u>Site design must minimize adverse impacts on surrounding residential neighborhoods.</u>
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	50%	25' above average building elevation	C See Spc. Reg. #6 #5	B	See Section 105.25	<ol style="list-style-type: none"> 2. If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. 3. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 5. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.

ZC6080B3/6-18-93

FOOTNOTES

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

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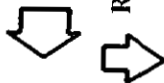
USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
			FRONT	SIDE	REAR							
Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	70%	25' above average building elevation.	A	B	See Section 105.25	1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole. 2.1. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. 3.2. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4.3. Must provide an improved public equestrian access trail and appropriate public signage. The trail must be located and designed so as to allow for an eventual connection between NE 60th Street and the Bridle Trails State and King County Parks. 5.4. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.	
Government Facility or Community Facility.	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Special Reg. #5 #4	B	See Section 105.25		
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.	

Zone
PLA 16

Section
60.85.c2

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

USE



REGULATIONS

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

USE ZONE CHART

Zone
PLA 17A

Section
60.90.a5

SPECIAL REGULATIONS

USE	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR					
Public Utility	See Special Regulation #3 #2	None	20'	20' on each side	20'	70%	30' above average building elevation	A	B	See Section 105.25
Government Facility or Community Facility	See Special Regulation #3 #2	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Special Reg. #5 #4	B	See Section 105.25

1. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the "City" as a whole.
- 2.1. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
 - a. A building bulk maximum will apply as follows--either:
 - (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - (2) 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.
 - b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.

See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.
- 2.2. The required review process is as follows:
 - a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150.
 - b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
- 4.3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 5.4. For a Government-Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 6.5. No vehicular connection through this subarea to NE 90th Street is permitted.
- 7.6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.

ZC6090A4/8-18-93

0-3384

FOOTNOTES

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

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

USE ZONE CHART

Zone
PLA 17B

Section
60.90.b5

REGULATIONS
USE

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

SPECIAL REGULATIONS

Public Utility	Process IIA Chapter 150	None	20'	20' on each side	20'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation	A	B	See Section 105.25	1. All vehicular access must be from NE 90th Street. 2. Outdoor uses are not permitted.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	80%	Otherwise, 30' above average building elevation	C See Special Reg. #7 #6	B	See Section 105.25	3. May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole. 4.3. Development in part of this zone may be limited by Chapter 90, regarding development near wetlands. In addition, the site must be designed to concentrate development away from, and to minimize impact on the wetlands. The following specific standards also apply: a. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands. b. Whenever possible, viewpoints and interpretive information around streams and wetlands should be developed. Such improvements shall only be permitted if protection of the natural features can be reasonably assured. 5.4. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then: a. A building bulk maximum will apply as follows--either: (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or (2) 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. b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet. c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details. 6.5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 7.6. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.

0-3384

FOOTNOTES

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

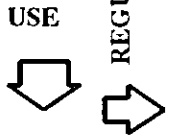
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225X.5

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

USE ZONE CHART

Zone
PLA 17C

Section
60.90.c7



REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE				
		FRONT	SIDE						REAR
Public Utility See Special Regulation #3 #2	None	20'	20' on each side	20'	80%	30' above average building elevation	A	B	See Section 105.25
Government Facility or Community Facility See Special Regulation #9 #2	None	20'	10' on each side	10'	80%	30' above average building elevation	C See Special Reg. #5 #4	B	See Section 105.25

SPECIAL REGULATIONS

1. ~~May be permitted only if locating this use in the immediate area of the subject property is necessary to permit effective service to the area or the City as a whole.~~
- 2.1. If any portion of a structure is adjoining a low density zone or low density use in PLA 17A, then:
 - a. A building bulk maximum will apply as follows—either:
 - (1) The height of that portion of the structure shall not exceed 15 feet above average building elevation, or
 - (2) 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.
 - b. A significant buffer shall be required around all proposed structures and parking areas. This buffer should take the form of up to a 25-foot wide landscaped area OR a lesser dimensioned area furnished with screening walls, fences, berms, or dense stands of trees, but in no case be less than 10 feet.
 - c. A solid screening wall or fence shall be required between any portion of a parking area which is closer than 40 feet to a low density use, low density zone, or the right-of-way of NE 97th Street. Such wall or fence shall be in addition to the landscape materials required by Chapter 95 of this Code.

See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.
- 3.2. The required review process is as follows:
 - a. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is less than five acres, the required review process is Process IIA, Chapter 150.
 - b. If the subject property, including all contiguous property owned by the applicant and held by others for future use by the applicant, is five or more acres, a Master Plan, approved through Process III, Chapter 155, is required. The Master Plan must show building placement, building dimensions, roadways, utility locations, land uses within the Master Plan area, parking location, buffering, and landscaping.
- 4.3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
- 5.4. For a Government Facility use; Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
- 6.5. If developed with orientation to PLA 17A with access to Slater, no vehicular connection to NE 90th Street is permitted. If developed in orientation to PLA 17B, vehicular access must be from NE 90th Street only.
- 7.6. During and after construction, substantial setbacks and protective measures should be provided around streams and wetlands.

ZC6090C8/8-24-93

FOOTNOTES

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

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225Y.7

0-3384

PUBLICATION SUMMARY OF ORDINANCE NO. 3384

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE FILE NOS. IV-93-50).

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

Chapter 50 - (CBD) Central Business District Zone
50.60 and 50.60.1 Special Parking Provisions in the CBD Zone

Chapter 60 - Planned Areas
Amends all Planned Areas to add community facility use and to revise special regulations to the government facility and public utility uses in the Planned Areas.

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

Section 3. Provides that the ordinance shall not be effective in Planned Areas 1, 2, 3, and 15, within the Houghton Community Municipal Corporation if disapproved by the Houghton Community Council within sixty days of the date of adoption of this ordinance.

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 7th day of September 1993.

I certify that the foregoing is a summary of Ordinance 3384 approved by the Kirkland City Council for summary Publication.


City Clerk