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 <u>7th</u> day of <u>September</u>, 1993.

SIGNED IN AUTHENTICATION thereof this <u>7th</u> day of <u>september</u>, 19 93

Mayor

Attest:

Approved as to Form:

City Attorney

∄ity Clerk

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50.60 SPECIAL PARKING PROVISIONS IN THE CBD-A1, 2, AND 8 ZONES

1. 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:

- 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:
 - 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.

ATTACHMENT A

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 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 or fraction of a stall into a special fund that will be used to provide and upgrade municipal off-street parking within the CBD, Planned Areas 6 or 7 zones, or Park/Public Use zones located adjacent to the CBD.

50.60.1 SPECIAL PARKING PROVISIONS IN THE CBD-B ZONE

1. <u>General</u>

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.
- Bestaurants 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\(i\) is reduced as follows:
 - 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.
 - 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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() SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	A	В	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. 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
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Spec. Reg. #4	В	See Section 105.25	elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizonta Facade Regulation" for further details.
Community Facility	Process IIB Chapter 150	None	<u>50</u> ,	10' on each side	<u>10'</u>	70%	25' above average building elevation	C. See Spec Reg. #4	<u>B</u> .	See Section 105.25	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.
Public Transit Shetter ZC6010C2/9-9-93	None	None	20'	0'	0,	100%	15' above average building elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
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									L		- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95.
FOOTN	OTES						L				For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IfA Chapter 150	None	20'	20' on each side	10'	70%	25' above average building elevation	A	A	See Section 106.25	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, takes, and wetlands. In addition, the site must be designed to concentrate development
Government Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	25' above average building elevation	B See Spec. Reg. #5	В	See Section 105.25	away from, and to maintain impact on, the wetlands. 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. 3. Site design must minimize adverse impacts on surrounding residential neighborhoods.
Community Facility	Process IIB Chapter 152	None	20'	10' on each side	<u>10'</u>	70%	25' above average building elevation	See Spec Reg. #5	_B_	See Section 105.25	 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 Shetter	None	None	o*	O'	0,	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers
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Public Utility Government Facility or Community Facility	Process IIB Chapter 152 Process IIB Chapter 152	None	20'	20' on each side 10' on each side	10'	70%	30' above average building elevation 30' above average building elevation	C See Spec. Reg. #7 #6	B	See Section 106.25 See Section 105.25	1. This development may also be regular document. 2. Development in parts of this zone may streams, takes, and wettands. In add away from, and to maintain impact or 3. May-be permitted only if locating this permit effective service to the area of the stream of the surface of the stream of the surface o	ny be limited by Chapter 90 regition, the site must be designed, the wettands. The wettands. The City-as a whole. In diameter, planted 30 feet of butting Lake Washington Boule of that structure exceeds 25 feathat other provisions of this Coandscape Category A may be a little on the site of the category A may be and scape Category A may be site.	arding development near d to concentrate development he subject property is necessary t djacent to Lake Washington he feet at the center. In center along the berm. he evard or Lake Street South must het above average building de may apply to the subject
Public Transit Shelter	None	None	oʻ	0'	oʻ	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not uniproblems. May install transit route and informati		movement or create traffic safety I CO CO CO CO CO CO CO CO CO
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☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL REGULATIONS
vernment Facility Community City	Process IIB Chapter 152 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'. The greater of— a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'.	10'	The greater of— a. 15' or b. 15% of the average parcel depth. The greater of— a. 15' or b. 15% of the average parcel depth.	80%	30' above average building elevation. See also Special Regulation #5. 30' above average building elevation. See also Special Regulation #5.	C See Spec. Reg. #9 #8.	8	See Section 105.25	 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 walved by the City if public access along the waterfront of the subject property can be reached from adjoining property. The City shall require signs designating the public pedestrian access and public use areas. The required 30-foot front yard may be reduced one foot for each foot of this yard the sideveloped as a public use area, if— Within 30 feet of the front property line, each portion of a structure is set back from the front property line by a distance greater than or equal to the height of that portion above the front property line; and Substantially the entire width of this yard, from north to south property lines, is developed as a public use area; and The design of the public use area is specifically approved by the City. A view corridor must be maintained across 30 percent of the average parcel width. The view corridor must be 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 The increase is offset by
	1.			·I			•				Fo	or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 95.
FOOTN	OTES										Fo F	or details of what may exceed this height limit, see Chapter 115. or details regarding required yards, see Chapter 115 his development may also be regulated under the City's Shoreline Master regram; consult that document. lay not use lands waterward of the high waterline to determine lot size or to alculate allowable density.

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EGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Government Facility or Community 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.	1	See Spec. Reg. #2	None	B. 7. See Section 21 of this Chapter for regulations regarding buildheads and land surface modification. In addition, refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. B. Eor 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. 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.
2500205710 14-50	1		<u> </u>	1	<u> </u>	<u> </u>	<u> </u>	1			F	or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. PAGE or information of the regulations in this category, see Chapter 95.
FOOTN	OTES										F T	for details of what may exceed this height limit, see Chapter 115. for details regarding required yards, see Chapter 115 his development may also be regulated under the City's Shoreline Master forgram; consult that document. Alay not use lands waterward of the high waterline to determine lot size or to alculate allowable density.

DIRECTIONS: FIRST, read down to find use THEN, across for R MINIMUMS	Secondary Category	Sass on the sass of the sass o	B SIGN CATEGORY	REQUIRED PARKING SPACES See Section	Zone PLA 5A SPECIAL REGULATIONS 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 the dight of were will be required to a front yard.
Public Utility None None Public Utility None None Process IIA Chapter 150 Process IIA Chapter 150 Public Transi Levalion None No	a SIRUCIUKE BegS S CATEGORY	See o o o o o o o o o o o o o o o o o o	В	See Section 105.25 See	PLA 5A 60.30.a4 SPECIAL REGULATIONS 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
Public Utility None None None 20' 20' on each side See Special Regulation #1 Government Facility or Community Facility Process IIA Chapter 150 None 20' 10' on each side See Special Regulation #1 Republic Transit See Special Regulation #1 Public Transit None N	re A n re C See Spec. n Reg.#≴5-	ove A ge ion ove C ge See ig Spec.	В	See Section 105.25 See	SPECIAL REGULATIONS 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
Public Utility None None 20' 20' on each side See Special Regulation #1 Government Facility or Community Facility Process IIA Chapter 150 None 20' 10' on each side See Special Regulation #1 70% 30' above average building elevation side See Special Regulation #1 Public Transi + Shefter None None	re A n re C See Spec. n Reg.#≴5-	ove A ge ion ove C ge See ig Spec.	В	See Section 105.25 See	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 easterty
		oove ge ng	See Spec. Reg. #2	105.25 None	extension of that right-of-way will be regulated as a front yard. 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 nosessary-te-permit offective service to the area of the City as a whele. 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 to create traffic safety problems. 2. May install transit route information signs and markers.
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.

SZ	DIREC	CTIONS	FIRS	T, read down	n to find use	THEN,	across for REGU	ILATIONS		USE Z	ZONE CHART
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SS) PROCES		REQ	UIRED YA	ARDS	COVERAGE	* 3 3	ع <i>ح</i>		D SPACES	PLA 5B 60.30.b6
\bigcirc	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Public Utility	Process I Chapter 145	None	structur contain use with be incre each 1 exceed average elevatic	20' on each side ulred yard abutting mg a low oin PLA 5/ ased 1 fo oot that s 20 feet a building n. See ai Regulatio	a lot ensity must of for ructure bove	70%	30' above average building elevation	A	В	See Section 105.25	 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: 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 a 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:
Government Facility or Community Facility	Process I Chapter 145	None	structur contain use with be incre each 1 exceed average elevatio	10' on each side uired yard a abutting ng a low oan PLA 5/ ased 1 to oot that s 20 feet a building n. See al Regulatio	a lot lensity must of for ructure bove	70%	30' above average building elevation	C See Spec. Reg. #6_#5	В	See Section 105.25	 a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any 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. 4: 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. B.4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Sh o fter	None	None	0'	0'	o'	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 createnable safety problems. 2. May install transit route and information signs and markers. CO CO CO CO CO CO CO CO CO C
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FOOTNO	OTES		T								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

REQUIRED NATIONS SIDE LOT COVERAGE LANDSCAPE CATEGORY SIGN LANDSCAPE CATEGORY SIGN SIGN COT COVERAGE CATEGORY SIGN CATEGORY CAT	PACES	Zone Section
SIZE SIZE COVERAGE CO	SPACES	
REGULA SIZE SIZE COVERAGE COVERAGE SCAPE GORY	SPACE	
REC REC OVER P COVER COV		PLA 5C 60.30.c7
REQUIR REVIEW REVIEW LOT SE LOT SE LOT CO LOT CO LOT CO LANDSC CATEGG SIGN	CATEGORY REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Chapter 145 See Special Regulations #1, #3, and #4 Chapter 6 stories or 60' above average building elevation	Section 105.25 B See Section 105.25	 If the subject property abuts the 4th Avenue right-of-way or the easterty extension of the alignment of that right-of-way to 10th Street, the following regulations apply: 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 easterty 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: The helight 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 "Obstance Between Structures Regarding Maximum Horizontal Facade Regulation" for turther 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 setbackfrom 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 densi
ZC6030C7/8-11-93		0-3384
		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTNOTES		For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
TIC	Š]	MINIMU	JMS		MA	XIMUMS				Zone Section
] S SEGULATIONS	D PROCESS		REC	QUIRED Y	ARDS	YGE.	(+)			PACES	PLA 5D 60.30.d5
SE SEC	REQUIRED REVIEW PR	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Government Facility or Community Facility	Process IIA Chapter 150 Process IIIA Chapter 150	None	#1, #3, 20' See Sp	20' on each side scial Reguland #4 10' on each side scial Reguland #4	10'	70%	The lower of 4 stories or 40' above average building elevation The lower of 4 stories or 40' above average building elevation	C See Spec. Reg. #7 #6	В	See Section 105.25 See Section 105.25	1. If the subject property abuts the 4th Avenue right-of-way or the easterty 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 easterty 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 for the 4th Avenue right-of-way unless primary vehicular access to the subject property is directly from that right-of-way. 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 setbackfrom 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. May be permitted entry if leasting this use in the immediate area of the subject property is necessary torpermit effective service to the area of the City-ae-a whole: 6.5. Refer to Chapter 1 to det
ZC6030D5/8-11-93				<u> </u>			1	1			- For other information about parking and parking areas, see Chapter 105.
											- For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95.
FOOTNO	DTES										- For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUI	LATIONS		USE Z	ONE CHART Zone Section
TIC	s		MINIMU	JMS	_	MAX	KIMUMS	j			Zone Section
SS SEGULATIONS) PROCES		RE(QUIRED Y	ARDS	COVERAGE)F RE	ш ъ.		D SPACES	PLA5E 60.30.e3
\triangle	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
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	С	В	1 for each bed	 Primary vehicular access must be directly from 2nd Street unless this is not possible. If any portion of a structure is adjoining a low density use within PLA 5A, 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 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Utility Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None None	20'	20' on each side 10' on each	10'	70% 70%	30' above average building elevation 30' above average building	C See Spec.	В	See Section 105.25 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 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"
Louis							elevation	Reg. #5 #4			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.
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC6030E3/8-11-93	:										0-338
FOOTN	OTES										PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	стюне	FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART Zone Section
TIC	S	1	MINIMU	JMŞ		MA	XIMUMS			' 0	Zone Section
SS SS REGULATIONS	ROCES		REC	QUIRED Y	ARDS	AGE	_ E			PACES	PLA 6A 60.35.a4
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility <u>or Community</u> <u>Facility</u>	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side 10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation delevation elevation elevation	C See Spec. Reg. #5_#4	В	See Section 105.25 See Section 105.25	 May be permitted only-if-locating this use in the immediate area of the subject property is necessary to permit effective service to the area of the City as a whole. 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 boundar 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 properties on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shetter	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.
ZC6035A4/8-11-93		<u> </u>						<u></u>		<u> </u>	:
						<u> </u>					For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 For information of the regulations in this category, see Chapter 95.
FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
IIIC	S	N	IINIMU)MS		MAX	KIMUMS				Zone Section
SSA SEGULATIONS	OCES		RE(QUIRED Y	ARDS	EE	(+1)			PACES	PLA 6B 60.35.b5
A SS	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side 10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation elevation elevation above average building elevation	C See Spec. Reg. #4 #3	В	See Section 105.25 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 bound 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 ty of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shetter	None	None	None	None	None	100%	15' above average building elevalion		See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safe problems. 2. May install transit route information signs and markers. 1 Co To Co Co Co Co Co Co Co Co
ZC6035B5/8-11-93			1								
FOOTN	OTES				<u>!</u>						For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SZ	DIREC	TIONS	: FIRS	T, read dow	n to find use	e THEN,	across for REGU	ILATIONS		USE Z	ZONE CHART
ŢĬŌĬŢ	S	, ,	MINIMU	JMS		MA	XIMUMS	J		, o	Zone Section
SS SECULATIONS	Sacor		REC	QUIRED Y	ARDS	CE	E.	1		N CE	PLA 6C 60.30.c3
CE SECOND	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini School or Mini-Day Care (7 - 12 attendees) or Day Care Home (6 or less attendees) continued						:			-		 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 proeprty 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	50,	70%	25' above average building elevation	A	В	See Section 105.25	-1: May be permitted only if locating this use in the immediate area of the subject property is necessaryto-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
Government Facility or Community Facility	See Special Regulation #4-#3	None	20'	10' on each side	10'	70%	25' above average building elevalion	C See Special Reg.	B	See Section 105.25	elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. -8.2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
										44 - 130 - 14 - 1	 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.
								!			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. O = 3 3 8 4
ZC6035C2/8-13-93			<u> </u>			<u> </u>	<u> </u>		<u> </u>	<u> </u>	
FOOTN	OTES	1									For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SN	DIREC	TIONS	: FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE 2	ONE CHART		
TIO	S	N.	MINIMU	JMS		MA	XIMUMS			<u> </u>		Zone	Section
	ID PROCESS			QUIRED Y	ARDS	35				NCES		PLA 6D	60.35.d4
San asn Arions	REQUIRED REVIEW PRC	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	PECIAL REGULATION	
Public Utility Government Facility or Community. Facility.	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side 10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation	C See Spec. Reg. #4_#3	В	See Section 105.25 See Section 105.25	1. May be permitted only if locating this to permit effective service to the area 2.1. If any portion of a structure is adjoin a. The height of that portion of the selevation, or b. The horizontal length of any facace boundary of the low density zone. See the Section in Chapter 115 entitle Horizontal Facade Regulation* for the low determine with the section of the low determine with the section in Chapter 115 entitle Horizontal Facade Regulation* for the low determine with the section in Chapter 1 to determine with the section of the subject property and the subject property and the section in the subject property and the section in the secti	a-of the City-as a whole- ining a low density zone, then eith tructure shall not exceed 15 feet a de of that portion of the structure of shall not exceed 50 feet in width, led "Distance Between Structures of the Tructures of the Tructures of the Tructures of the Tructures of the Indian Code may be the impacts associated with the union of the code of the tructures	er: above average building which is parallel to the Regarding Maximum ay apply to the subject property. required depending on the type ise on the nearby uses.
Public Transit Shetter	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not un problems. May install transit route information s		
ZC6035D4/8-13-93		<u></u>	1	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	1			
FOOTN	OTES										 For other information about parking and For details of the regulations in this cat For information of the regulations in this For details of what may exceed this heid For details regarding required yards, see 	egory, see Chapter 100. s category, see Chapter 95. ight limit, see Chapter 115.	PAGE 173

SNO	DIREC	CTIONS	FIRS	ST, read dow	m to find us	e THEN,	across for REGL	ILATIONS		USE Z	ZONE CHART Zone Section
TiC	<u>-</u>		MINIME	dms		MA	XIMUMS				Zone Section
S SEGULATIONS	ROCES		REC	QUIRED Y	ARDS	4GE	. W			D	PLA 6E 60.30.e3
E C	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	SPECIAL REGULATIONS
Mini School or Mini-Day Care (7 - 12 attendees) or Day Care Home (6 or less attendees) continued									5		 These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150 and 388-155). Electrical signs shall not be permitted. Size of signs may be limited to be compatible with nearby residential uses.
Public Utility	See Special Regulation #3 #2	None	20'	20' on each side	50,	70%	25' above average building elevation	A	В	See Section 105.25	1May-be-permitted only if-legating 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.
Government Facility or Community Facility	See Special Hegulation #3-#2	None	20'	10' on each side	10'	70%	25' above average building elevation	C See Special Reg. +5 #4	В	See Section 105.25	 a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any 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.
ZC6035E2/8-13-93	<u></u>		<u> </u>				<u></u>			<u> </u>	
FOOTN	OTES	1									PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SZ	DIREC	TIONS	FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	
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ULA	3300		RE(QUIRED Y	ARDS	GE				ACE	PLA 6F 60.35.f4	
(SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
Public Utility	None	None	20'	20' on each side	10'	low density See Section to permit effective service to the area of the Gity as a whole:						
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	1 '		В		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 Gity as a whele. 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 propert 4:3. For a Government Facility use; Landscape Category A or B may be required depending on the typ of use on the subject property and the impacts associated with the use on the nearby uses.	
ZC6035F3/8-13-93	,											
			1		•	1					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.	
FOOTN	JIES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	

SN(DIREC	CTIONS	S: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE 2	ONE CHART
VTIC	SS		MINIM			MA	XIMUMS			S	Zone Section -
S S REGULATIONS	3D PROCE	ω	RE(QUIRED Y	ARDS	COVERAGE	OF JRE	PE Y	X	SD S SPACE	PLA 6G 60.35.g4
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	30'	0' cial Regu o' cial Regu	0'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation	C See Spec. Reg. #6	В	See Section 105.25 See Section 105.25	 Vehicle access for this use must be from the east. 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 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
Public Transit	None	None	0,	0'	0,	100%	15' above	:	See	None	 through a Process IIA, Chapter 150, it: a. It will not block local or territorial views designated in the Comprehensive Plan; and b. The increased height is not specifically inconsistent with the applicable neighborhood plan provisions of the Comprehensive Plan. 6. For a-Government Fasility-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
Shetter							average building elevation		Spec. Reg. #2		problems. 2. May install transit route and information signs and markers. 0 - 3 3 8 4
ZC6035G4/8-13-93							·				For other into mosting about and income and and does are a company of the company
FOOTN	OTES										PAGE For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. To details regarding required yards, see Chapter 115.

											
NS	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUI	LATIONS		USE Z	ONE CHART
TIO	8	N	MINIMU	IMS		MA	XIMUMS			vo.	Zone - Section -
SS SEGULATIONS	ROCES		REC	UIRED Y	ARDS	AGE	. w	:		PACE	PLA 6H 60.35.h3
SE SECTION OF THE COLUMN ASSECTION OF THE COLUMN ASSEC	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	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	С	В	1 for each bed	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet 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	50,	20' on each side	10*	70%	25' above average building elevation	A	В	See Section 105.25	1: -May-be-permitted enty if lecating-this use-in the immediate area of the subject preperty-is necessary to permit effective service to the area or the Gity 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
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. #4 #3	В	See Section 105.25	 b. The horizontal tength 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 prope
	 	i 									43. Fer a Government-Facility use, Landscape Category A or B may be required depending on the ty of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shetter	None	None	None	None	None	100%	15' above average building		See Spec. Reg.	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safe problems.
							elevation		#2		2. May install transit route and information signs and markers. ① = 3 3 8 4
ZC6035H3/8-13-93											
	0.000	l	<u> </u>							<u>'</u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may average this hallot light up a Chapter 115.
FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUI	_ATIONS		USE Z	ZONE CHART
TIC	S		MINIMU	JMS		MA	XIMUMS				Zone Section
SS	OCES		REC	QUIRED Y	ARDS	NGE	(2)]		PACES	PLA 6I 60.35.i3
A SS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convelescent Center or Nursing Home	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	С	В	1 for each bed	 If any portion of a structure is adjoining a low density zone, then either: The height of that portion of the structure shall not exceed 15 feet above average building elevation, or The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet 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	50,	20' on each side	10*	70%	30' above average building elevation	A	В	See Section 105.25	1: May be permitted entry 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: Noise exceeding that normally associated with a residential neighborhood must be minimized using—the best available technology. 3.1. 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.
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.	В	See Section 105.25	 4.2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper 5.3. 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. 6.4. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.
Public Transit Shetter	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 pavement or create traffic safety problems. 2. May install transit route and information signs and markers.
ZC6035l3/8-13-93		<u></u>									
											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTES						<u> </u>				For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNO	DIREC	CTIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		<u> </u>
TIO	8		MINIM	JMS		MA	XIMUMS	I				Zone	Section
J.L.A	CES		REC	QUIRED Y	ARDS	35]		CES		PLA 6J	60.35.j4
S SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIONS	
Public Utility Government Facility or Community Facility Public Transit Shetter	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side 16' 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 Spec. Reg. #2	See Section 105.25	See the Section in Chapter 115 entit Horizontal Facade Regulation" for fu 3.2. Refer to Chapter 1 to determine w 4.3. For a Government Facility-use; La	a of the Gity as a whole: ining a low density zone, then either: tructure shall not exceed 15 feet abo de of that portion of the structure while shall not exceed 50 feet in width. Ited "Distance Between Structures Reinther details. that other provision of this Code may indiscape Category A or B may be received in the impacts associated with the use	ve average building ch is parallel to the egarding Maximum apply to the subject property pulred depending on the type on the nearby uses.
zc6035J4/8-13-93	OTES										- For other information about parking and - For details of the regulations in this cate - For information of the regulations in this - For details of what may exceed this hel - For details regarding required yards, se	I parking areas, see Chapter 105. egory, see Chapter 100. s category, see Chapter 95. ght limit, see Chapter 115.	PAGE 188H.1

												 	
SN	DIREC	CTIONS	S: FIFES	ST, read dow	vn to find us	e THEN,	across for REGUI	ATIONS		USE Z	ONE CHART		
SS	S		MINIMU	UMS		MA	XIMUMS	T		Π		Zone	Section
JLA.	REQUIRED REVIEW PROCESS		T	QUIRED Y	ARDS			1		D SPACES		PLA 6K	60.35.k3
USE 15	ED PRC	মৌ				COVERAGE	of URE	PE RY	*	ED G SP/			
	QUIR	r size	FRONT	ம	A.		HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI			
\ \	RE(LOT	FR	SIDE	REAR	LOT	STR	Z Z	SIG	P.A.I	SPI	ECIAL REGULATION	ONS
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building	С	В	1 for each bed	If any portion of a structure is adjoining a. The height of that portion of the st elevation, or		
							elevation				b. The horizontal length of any facad boundary of the low density zone See the Section in Chapter 115 entitl Horizontal Facade Regulation* for fur	shall not exceed 50 feet in wi ed "Distance Between Struct	idth.
							 - -				Refer to Chapter 1 to determine what	t 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	^	В	See Section 105.25	1: May be permitted enly if locating this to permit effective service to the area		the subject property is necessary
	150			side			building elevation			105.25	21. Refer to Chapter 1 to determine wh	nat other provision of this Cod	le 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	C See Spec.	В	See Section 105.25	3.2. For a Government Facility use, Lan of use on the subject property and t		
							elevation	Reg. *#3- <u>#2</u>			4.3. If any portion of a structure is adjoin a. The height of that portion of the stelevation, or b. The horizontal length of any facacioundary of the low density zone See the Section in Chapter 115 entitle	ructure shall not exceed 15 for the of that portion of the struct shall not exceed 50 feet in wi	eet above average building ure which is parallel to the idth.
											Horizontal Facade Regulation* for fu		mes negarding maximum
Public Transit Shelter	None	None	None	None	None	100%	15' above average		See Spec.	None	May be permitted only if it will not unreproblems.	easonably impede pedestriar	n movement to create traffic safety
		:					building elevation		Reg. #2		2. May install transit route information si	gns and markers.	
													0-3384
ZC6035K3/8-13-93													
		•								<u> </u>	For other information about parking and For details of the regulations in this cate		PAGE
FOOTNO	OTES										For information of the regulations in this For details of what may exceed this held For details regarding required yards, see	category, see Chapter 95.	188K

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SNC	DIREC	CHONS	: FIRS	T, read dow	on to find use	e THEN,	across for REGUL	ATIONS		USE	ONE CHART	S-4:
TIC	SS	J	MINIMU	JMS		MA	XIMUMS				Zone	Section
ULA	OCES		REC	QUIRED Y	ARDS	GE	_			ACES	PLA 7A	60.40.a5
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATION	NS
Government Facility or Community Facility Public Transit Shetter	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 15' above average building elevation	C See Spec. Reg. #6.#5.	See Spec. Reg. #2	See Section 105.25	 If development will result in the isolation of a low density use, site delandscaping must mitigate the impact of that isolation. If any portion of a structure is adjoining a low density zone, then eith a. The height of that portion of the structure shall not exceed 15 fee elevation, or The horizontal length of any facade of that portion of the structure boundary of the low density zone shall not exceed 50 feet in what See the Section in Chapter 115 entitled "Distance Between Structure Facade Regulation" for further details. Development on the subject property must be designed to minimize the May be permitted only if locating this use in the immediate area of the permit-effective service to the area or the Gity as a whole. A. Refer to Chapter 1 to determine what other provisions of this Cooproperty. J. Landscape Category A or B may be required, depending on the financial impacts associated with the use on the nearby uses. May be permitted only if it will not unreasonably impede pedestrian in problems. May install transit routes and information signs and markers. 	er: It above average building e which is parallel to the th. es Regarding Maximum Horizonta view obstruction from the north. es subject property is necessary to de may apply to the subject upper of use on the subject property novement or create traffic safety
ZC6040A4/8-30-93												0-3384
FOOTNO	OTES		<u> </u>								For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.	PAGE 191B

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SN	DIREC	TIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
T10	Si		MINIMU	JMS		MA	XIMUMS					Zone	Section —
 	OCES		REC	QUIRED Y	ARDS_	ЗS				ACES		PLA 7B	60.40.b5
REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SP	ECIAL REGULATIO	DNS
Government Facility or Community Facility Public Transit	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 lelevation	C See Spec. Reg. #7-#6	B	See Section 105.25	1. If development will result in the Isolat landscaping must mitigate the impact 2. If any portion of a structure is adjoining Area 7A, then either: a. The height of that portion of the street elevation, or b. The horizontal length of any facate boundary of the low density zone See the Section in Chapter 115 entitle Horizontal Facade Regulation* for fulfill the street of the street in the subject property 4. May not access directly onto 2nd, 3nd 5. May-be permitted only if locating this —to permit effective-service to the area of 5. Refer to Chapter 1 to determine with 2.6. Landscape Category A or B may be and the impacts associated with the subject property in the subject property and the impacts associated with the subject property in the subject property in the subject property in the subject property is subject property and the impacts associated with the subject property in the subject property in the subject property is subject property in the	t of that isolation. Ing a low density zone or of inucture shall not exceed 15 fed the of that portion of the structure detached dwelling unit shalled "Distance Between Structurther details. In must be designed to minimized, 4th, 5th, or 6th Street unless use-in-the immediate area-of a or the City as a whole: nat other provision of this Code e required depending on the field was a unit of the rearby uses.	detached dwelling unit in Planned and above average building are which is parallel to the ill not exceed 50 feet in width. The Regarding Maximum are view obstruction from the north. In some other access is available. The subject property is necessary a may apply to the subject property. The of use on the subject property.
Sheller	, , , , , , , , , , , , , , , , , , ,	None	None	Notice	None	100/8	average building elevation.		Spec. Reg. #2	·	problems. 2. May install transit route and informat	ion signs and markers.	0 = 3384
ZC6040B4/8-27-93													
FOOTN	OTES		•			•					For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this held For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. ght limit, see Chapter 115.	PAGE 193C

														
SN	DIREC	CTIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE 7	ONE CHART		~	\neg
TIO	S	ľ	MINIMU	JMS		MA	XIMUMS					Zone	Section	
ĽĄ.	CES		REC	UIRED Y	ARDS	மு				Sao		PLA 7C	60.40.c4	
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	sp			
Public Utility Government Facility Community acility	Process IIA Chapter 150 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. If adjoining a low density zone other than RSX, or detached dwelling unit in Planned Area 7C, then 25' above average building elevation.	C See Spec. Reg. #7 #6	8	See Section 105.25 See Section 105.25	 If any portion of a structure is adjoin 7C, then either: The height of that portion of the selevation, or The horizontal length of any faca of the low density zone or detact See the Section in Chapter 115 entit Horizontal Facade Regulation* for full for the selevation of the subject propert Development on the subject propert May not access directly onto 2nd, 3it to permit effective service to the are Refer to Chapter 1 to determine we If development will result in the isolal landscaping must mitigate the impact of the effection of a structure is adjoin 7C, then either: The height of that portion of the selevation, or The horizontal length of any faca of the low density zone or detact See the Section in Chapter 115 entit Horizontal Facade Regulation* for full 	at of that isolation. Ing a low density zone or determined that portion of the structure shall not exceed 15 to de of that portion of the structure determined the structure details. In y must be designed to minimized, 4th, 5th, or 6th Street unless use in the immediate area or the Gity as a whole. That other provision of this Contion of a low density use, site of that isolation. In y a low density zone or determined that portion of the structure shall not exceed 15 de of that portion of the structured dwelling unit shall not excelled "Distance Between Structurther details. In y must be designed to minimize the structure of the structure of the structured that you will shall not exceed the structure of the structured that you will shall not exceed the structured that you will shall not exce	g a low density zone or detached dwelling unit in Plan ucture shall not exceed 15 feet above average building of that portion of the structure which is parallel to the didwelling unit shall not exceed 50 feet in width. di 'Distance Between Structures Regarding Maximum her details. must be designed to minimize view obstruction from to 4th, 5th, or 6th Street unless no other access is available in the immediate area of the subject preporty is not the Gity as a whole. In of a low density use, site design, building design, a of that isolation. In a low density zone or detached dwelling unit in Plan ucture shall not exceed 15 feet above average building of that portion of the structure which is parallel to the didwelling unit shall not exceed 50 feet in width. di 'Distance Between Structures Regarding Maximum	
ZC6040C4/8-27-93							30' above average building elevation				5. May be permitted only if locating thing the tempermit effective service to the are 6.5. Refer to Chapter 1 to determine w 7.6. Landscape Category A or B may that the impacts associated with the service of the serv	a or the City as a whele, hat other provision of this Cobe required depending on the use on the nearby uses.	de may apply to the subjective of the subjective	ect proper
FOOTN	OTES								L		 For other information about parking an For details of the regulations in this cat For information of the regulations in this For details of what may exceed this he For details regarding required yards, so 	egory, see Chapter 100. s category, see Chapter 95. ight limit, see Chapter 115.	PAG PAG 196	

SN	DIREC	CTIONS	: FIRS	T, read dow	m to find use	e THEN,	across for REGUL	LATIONS		USE Z	ZONE CHART
TIO	S.	N	MINIMU	JMS		MA	XIMUMS			, ro	Zone H Section
JLA	CES		RE(QUIRED Y	ARDS	35]		I SI	PLA 8 60.45.e
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Horne	None	7,200 sq. ft.	20'	10' on each side	10'	70%	30' above average building elevation.	C See also Spec. Reg. #5	В	1 for each bed	 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 of the King County datum point. Refer to Chapter 90 regarding restriction on development and around Totem Lake and wetland area 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 Government Facility or Community Facility	None	None	20'	20' on each side 10' on each side	20'	70%	30' above average building elevation. 30' above average building elevation	A See Spec. Reg. #3 C See Spec. Reg's #3 and #6 #5	В	See Section 105.25 See Section 105.25	 No grading, filling, or other development activity may occur below the 120-foot contour line, based of the King County datum point. Refer to Chapter 90 regarding restriction on development and around Totem Lake and welland area. 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. May be permitted enty if locating this use in the immediate area of the subject property 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 typ of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter ZC-6045D/8-16-93	None	None	o [*]	o,	0'	100%	15' above average building elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
FOOTN	OTES		'			•					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

sz	DIREC	TIONS:	FIRST	read down	to find use.	THEN, a	cross for REGUL	ATIONS		USE Z	ONE CHART Zone Section
ATIO!	ESS	М	INIMU	MS UIRED YA	ARDS		IMUMS			CES	PLA 9 60.50.f
A SS SS SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	SPECIAL REGULATIONS 1. May be permitted only-If-locating this use in the immediate area of the subject property is necessary
Public Utility Government Facility	Process IIA Chapter 150	None None	20'	20' on each side 10' on	10'	70% 70%	25' above average building elevation. 25' above	A C	В	See Section 105.25	-to permit effective-service to the area or 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.
government Facuty or Community Facility	Chapter 150			each side			average building elevation	See Spec. Reg's		Section 105.25	 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. Fer-e 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
Public Transit Sh á tter	None	None	o.	0.	0'	100%	15' above average building elevation		See Spec. Reg. #2	None	problems. 2. May install transit route and information signs and markers.
2C-6050F/8-24-93									1	<u> </u>	— For other information about parking and parking areas, see Chapter 105. PAGE
FOOTN	OTE	S									For other information about parking are Chapter 100. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SZ	DIREC	TIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART				1
SS SEGULATIONS	S	N	MINIMU	JMS		MAX	XIMUMS			, <u>,</u>		Zone -	Se	ction	
ULA	OCES		RE(QUIRED Y	ARDS	\GE	F-3			PACE		PLA 10A	60.	55.b2	
CEE CECE	REQUIRED REVIEW PROCESS	TOL SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPEC	CIAL REGULATION	ONS		J
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	В	See Section 105.25	1. Development must retain and maintain the significant trees on the hill form must be it significant trees on the hill form must be it. 2. Access must be directly from 120th NE, of west and must be from NE 124th. 3. Refer to Chapter 1 to determine what oth 4. A six-foot high fence is required only alor mini-schools and mini-day-care centers of 5. Structured play areas must be set back if 6. An on-site passenger loading area may be extent of the abutting right-of-way-improvement of the footation of parking and passenger to residential uses. 8. May include accessory living facilities for 9. These uses are subject to the requireme Services (WAC 388-73)	or must be coordinated where provision of this Code ong the property lines adjationly. If om all property lines by the required depending on overnents. It is a reasonable to descript the second of the property lines by the required depending on overnents.	olantings manith commerce may apply to cent to the of tive feet. In the number tigned to redi	y be required. Ital development o the subject pro outside play area of attendees an	t to the operty. as for the nearby
Public Utility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation.	A	В	See Section 105.25	May be-permitted-only if locating this use to permit effective service-to-the area-or 2.1. Development must retain and maintain significant trees on the hill form must be	r the C ity a s a whole. In the existing hill form. Se	eventy-five p	ercent (75%) of	the
Government Facility or Community Eacility.	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	30' above average building elevation	C See Spec. Reg's #5-#4	В	See Section 105.25	3.2. Access must be directly from 120th NE west and must be from NE 124th. 4.3. Refer to Chapter 1 to determine what of the subject property and the	other provision of this Coo	le may apply y be required the use on th	y to the subject p d depending on t ne nearby uses.	property the type
ZC6055B1/8-16-93							<u> </u>	<u> </u>					<u> </u>	338	, থুটু
					J						 For other information about parking and par For details of the regulations in this categor For information of the regulations in this cat 	ry, see Chapter 100.	105.	PAGE	
FOOTNO	OTES										For details of what may exceed this height to For details regarding required yards, see Cl	llmit, see Chapter 115.		208	

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NS	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
T10	S	N	MINIMU	JMS		MA	XIMUMS	Γ			Zone Section
JLA	CES		REC	QUIRED Y	ARDS	Э:				SEC	PLA 10B 60.55.h1
S SEGULATIONS	REQUIRED REVIEW PROCESS	ம				COVERAGE	HEIGHT OF STRUCTURE	E K	ä	REQUIRED PARKING SPACES	
₹ ,	UIR TEW	SIZE	Į.	63	~	COV	CHT	LANDSCAPE CATEGORY	EGOR	KIN	
<u> </u>	REC	LOT	FRONT	SIDE	REAR	LOT	HEI	CAT	SIGN CATEGORY	REQ PAR	SPECIAL REGULATIONS
Public Utility	None	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX,	A	В	See Section 105.25	 Development must retain and maintain the existing hill form located in the northeast portion of the subject property. Seventy-five percent (75%) of the significant trees on the hill must be retained. Supplemental planting may be required.
Government Facility or Community	Process IIA Chapter	None	20'	10' on each	10'	70%	then 25' above average	C See	В	See Section	Primary access must be to NE 124th Street through one access point for the planned areas. Secondary access to NE 124th Street is prohibited.
Facility	150			side			building elevation	Spec. Reg.		105.25	3. Outdoor uses are not permitted.
							Otherwise, 30' above average building elevation	#9 #8			 4. 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 Gity as a whole. 5.4. 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 impaction the wetlands.
										1	<u>5.5.</u> Development is prohibited within the regulated slope in the southern portion of the planned area.
											7.6. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The hortzontal length of any facade of that portion of the structure which is parellel 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.
					<u> </u> 					·	8.7. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
											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.
Public Transit Shetter	None	None	Nоле	None	None	100%	15' above average building		See Spec.	None	May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems.
							elevation		Reg. #2		2. May Install transit route information signs and markers.
ZC6055H1/8-16-93					:						0-3384
			L	T						L	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
FOOTNO	OTES										For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	e THEN,	across for REGU	LATIONS		USE 2	ZONE CHART Zone Section
TIC	S	N	AINIMU	JMS		MA	XIMUMS				Zone – Section
SS SECULATIONS	PROCES		REC	QUIRED Y	ARDS .	RAGE	F RE	B N.	,	SPACE	PLA 10C 60.55.I
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	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	20'	70%	25' above average building elevation	A	В	See Section 105.25	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.
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.	8	See Section 105.25	If any portion of a structure is adjoining a low density zone, then either:
									<u> </u>		4. May be permitted only if locating this use in the immediate area of the subject-preperty is necessary to permit effective service to the area or the Gity as a whole. 5.4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject propert 6.5. For a Gevernment 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 Shetter	None	None	0,	0'	0'	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC-6055K/8-16-93											0 3384
FOOTN	OTES									<u>' </u>	For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
TIC	83	N	MINIMU	IMS		MAX	(IMUMS				Zone Section
SG SE SEGULATIONS	ROCES		REC	OURED Y	ARDS	AGE	្ធ			PACES	PLA 11 60.60.f
es \Box	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	30.	0' ecial Regu	0'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation Otherwise, 30' above average building elevation See Special Regulation #7	C See Spec. Reg. #8	В	See Section 105.25 See Section 105.25	 Site design must minimize visual impacts of development as viewed from the freeway. Tree removal and afteration of the topography must be minimized. Access onto NE 116th Street is permitted only if no other access is possible. 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 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, it:
Public Transit Shelter ZC-6060F/8-27-93	None	None	0'	o,	0.	100%	15' above average building elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC-6060F/8-27-93			<u> </u>				<u> </u>	<u> </u>	1	<u> </u>	
										<u> </u>	 For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
FOOTN	OTNOTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNO	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
VTIC	SS	N	ainim	JMS		MAX	XIMUMS	<u> </u>		×	Zone Section —
SS) PROCES		RE(UIRED Y	ARDS	RAGE)F RE	83 Y		D SPACE	PLA 12 60.65.b
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter 150	Nоле	20'	20' on each side	10'	70%	30' above average building elevation	A	В	See Section 105.25	May be permitted only if locating this use in the immediate area of the subject preperty 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	8	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 Transl + Shetter	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement to create traffic safety problems. May install transit route information signs and markers.
Public Park	See Special Regu.ation #1 and #2	None	Will	be determ	ned on ca	se-by-ca	se basis		B	See Section 105.25	 Development and use of a park does not require a development permit under this Code it: a. A master plan for that park has been approved by the City and the proposed development and use is consistent with the master plan; or b. The proposed use and development:
ZC-6065B/8-16-93											0-3384
FOOTN	OTES								<u></u>		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART Zone Section
) II	S	N	AINIMU	JMS		MAX	KIMUMS				Zone Section
SS SEGULATIONS	OCES		REC	UIRED Y	ARDS	\GE	(±)			PACES	PLA 13A 60.70.a7
SE SEC	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
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 delevation delevation.	С	В	1 for each bed	 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 Hortzontal 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 Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	20.	20' on each side 10' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation elevation elevation	C See Special Reg. #6-#4	В	See Section 105.25 See Section 105.25	 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 enly-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. 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 tacade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property of use on the subject property and the impacts associated with the use on the nearby uses.
Public Transit Shelter ZC6070A6/8-16-93	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	 May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
2000707000010 30	<u></u>	<u> </u>				<u> </u>	<u> </u>		1	<u> </u>	<u> </u>
II.O O (III) N											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
FOOTN	UTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNS	DIREC	CTIONS	FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE	ZONE CHART
TIC	S	1	MINIMU	JMS		MA	XIMUMS		T		Zone Section
SS SECULATIONS	D PROCESS	-	REC	QUIRED Y	ARDS					ACES	PLA 13B 60.70.b5
C C C C C C C C C C C C C C C C C C C	REQUIRED REVIEW PR	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process IIA Chapter 150	7,200 sq. ft.	20'	10' on each side. See Special Reg. #1	10'	70%	It adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation elevation	С	В	1 for each bed	 If the subject property adjoins a low density use, the minimum setback of any structure from the tot 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.
Public Utility Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None None	20'	20' on each side ecial Regu 10' on each side ecial Regu	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Ctherwise, 30' above average building elevation delevation.	C See Special Reg. #5-#4	В	See Section 105.25 See Section 105.25	 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.
Public Transit Shelter ZC6070B5/8-16-93	None	i None	None	None	None	100%	15' above average building elevation		See Spec, Reg. #2	See Section 105.25	 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.
FOOTN	OTES		J								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SZ	DIREC	CTIONS	S: FIR	ST, read down	to find use	. THEN, across	for REG	LILATIONS	U	SE Z	ONE CH	HART
SS SECULATIONS				NATAUN ATI	N/C			AVIMUNE	1	1	T -	Zone Section
[A]	ESS		T	MINIMU. REQUII	MS RED YARD	s		<u>aximums</u>	1		CES	PLA 15A 60.80.a9
USE 5	8 8 8					Ī	IVCE	្ឌម		l	SPACES	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Government Facility or Community Facility ZC6080A9/6-18-93	Process IIA Chapter 150 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' The greater of-a. 15' or b. 1-1/2 times the height of the primary structure above average building elevation minus 10'	10'	The greater of— a. 15' or b. 15% of the average parcel depth The greater of— a. 15' or b. 15% of the average parcel depth	80%	30' above average building elevation See also Special Flegulation #5.	C See Spec. Reg.	B	See Section 105.25	 No structures, other than moorage structures or public access plers, may be waterward of the high waterline. For the regulation regarding moorages, se the moorage 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 waterd 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. 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— 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 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. 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. 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
	<u> </u>	<u> </u>	1	<u> </u>		<u> </u>		1	<u> </u>	1	<u> </u> Fr	or other information about parking and parking areas, see Chapter 105.
FOOTN	OTES										Fe F	PAGE or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 95. or details of what may exceed this height limit, see Chapter 115. To 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.

SNC	DIREC	TIONS	: FIRS	ST, read dowr	n to find use	THEN, across	for REG	ULATIONS	U	SE ZO	ONE CH	
TI I	s			MINIMU	MS	-	М	AXIMUMS			70	Zone Section
[FA	CES				RED YARD	s					SE SE	PLA 15A 60.80.a10
SS SEGULATIONS	JIRED PRO	[7]		*	,		ERAGI	OF URE	PE YY	ı,	3D 5 SPACES	1 LA 13A 00.00.a10
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	NORTH PROPERTY LINE	SOUTH PROPERTY LINE	HIGH WATER LINE	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Public Utility								Ţ				39. 7. See Section 61 of this Chapter for regulations regarding bulkheads and land surface modification. In addition, refer to Chapter 1 to determine what other
Government Facility or Community												provisions of this Code may apply to the subject property.
Facility (continued)			٠									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.
Public Transit Shelter	None	None	0'	0,	0,	The greater of	100%	average		See Spec.		May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.
						a. 15' or b. 15% of the average parcel depth		building elevation. This provision may not be varied.		Reg. #2		2. May install transit route and information signs and markers.
Public Park	See Special Regulations #1 and #2	None	Witt	be determi	ed on a ca basia	e-by-case			_	В		Development and use of 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
												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.
			: :									 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.
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ZC6080A0/6-18-93												
	0 no		L									or other information about parking and parking areas, see Chapter 105. or details of the regulations in this category, see Chapter 100. or information of the regulations in this category, see Chapter 95. or details of what may exceed this height limit, see Chapter 115.
FOOTN	OOTNOTES										T	or 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 alculate allowable density.

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SNC	DIREC	CTIONS	: FIRS	≩T, read dow	vn to find use	e THEN,	, across for REGUL	LATIONS		USE 2	CONE CHART
l H	N.	N	MINIMU	UMS		MA	XIMUMS				Zone Section
SS SEGULATIONS	SOCES		REC	QUIRED Y	ARDS	AGE	. 123]		PACES	PLA 15B 60.80.b3
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Mini-School or Mini-Day-Care 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	£	В	See Section 105.25	 A 6-foot high fence is required along the property lines adjacent to the outside play areas for minischools 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 Government Facility or Community	Process IIA Chapter 150 Process IIA Chapter	None None	50,	20' on each side 10' on each	20°	50%	25' above average building elevation 25' above average	A C See	B B	See Section 105.25 See Section	4: 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: Noise exceeding that normally associated with a residential neighborhood must be minimized using the best available technology. 1. Site design must minimize adverse impacts on surrounding residential neighborhoods. 9.2. 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
Facility ZC6080B3/6-18-93	150			side			building elevation	Spc. Reg. #6 #5			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. 4. 3. Refer to Chapter 85 for regulations regarding development on property containing an unstable slope. 5. 4. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 6. 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.
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
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SNS	DIREC	CTIONS	FIRS	T, read dow	vn to find use	e THEN,	across for REGUI	LATIONS		USE Z	ONE CHART
TIO	SS		MINIMU	JMS	· .	MA	XIMUMS			(6)	Zone Section
ULA	OCES		REC	QUIRED Y	'ARDS	GE				D SPACES	PLA 16 60.85.c2
S S REGULATIONS	RED W PR	SIZE				COVERAGE	T OF TURE	CAPE	ORY	RED NG SP	
⟨ \	REQUIRED REVIEW PROCESS	S LOT	FRONT	SIDE	REAR	LOT CC	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Public Utility	Process IIA Chapter	None	20'	20' on each	20'	70%	25' above average	A	В	See ~	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 "Gity" as a whole.
Government Facility or Community Facility	Process IIA Chapter 150	None	20'	10' on each side	10'	70%	building elevation. 25' above average building elevation	C See Special Reg. #5 #4	В	See Section 105.25	 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. 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.
Public Transit Shetter	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
ZC-6085C/8-16-93											
FOOTN	ATEC		· L								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
LOUIN	OIES	·		L							For details regarding required yards, see Chapter 115.

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ONS	DIRE	CTIONS	FIRST, read down to find use THEN, across for REGULATIONS								USE ZONE CHART			
LATI	ESS	MINIMUMS REQUIRED YARDS				MAXIMUMS			Τ	8	Zone Section			
SE SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	PLA 17A 60.90.a5			
Public Utility Government Facility or Community Facility	See Special Regulation #3 #2 See Special Regulation #3 #2	None	20.	20° on each side	20'	70%	30' above average building elevation 30' above average building elevation	C See Special Reg. #5 #4	B B	See Section 105.25 See Section 105.25	SPECIAL REGULATIONS 1: May be permitted only-if-locating-this use-in-the immediate area-of-the subject preperty 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 turnished 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 other 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 other for future use by the applicant, is less than five acres, a Master Plan, approved through Process IIIA. 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,			
C6090A4/8-18-93						ĺ					around streams and wellands. 0 - 3 3 8 4			
OOTNOTES											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.			

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SNC	DIREC	CTIONS	: FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE ZONE CHART				
TIC	MINIMUMS 1		MA	XIMUMS				Zone	Section					
ULA	OCES		REC	QUIRED Y	ARDS	GE]		ACES	PLA 17B	60.90.b5		
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATION	NS		
Public Utility Government Facility or Community Facility	Process IIA Chapter 150 Process IIA Chapter 150	None	20'	20' on each side 10' on each side	10°	80%	It adjoining a low density zone other than RSX, then 25' above average building elevation	C See Special Reg. #7 #6	8	See Section 105.25 See Section 105.25	 All vehicular access must be from NE 90th Street. Outdoor uses are not permitted. May be permitted only if locating this-use in the immediate area of the torpermit effective service to the area or the "Gity" as a whele: Development in part of this zone may be limited by Chapter 90, reg wetlands. In addition, the site must be designed to concentrate der minimize impact on the wetlands. The tollowing specific standards a. During and after construction, substantial setbacks and protective around streams and wellands. Whenever possible, viewpoints and interpretive information around be developed. Such improvements shall only be permitted if protibe reasonably assured. If any portion of a structure is adjoining a low density zone or low dea. A building bulk maximum will apply as followseither: The height of that portion of the structure shall not exceed 15 elevation, or The horizontal length of any facade of that portion of the structure buffer should take the form of up to a 25-foot wide landscaped area furnished with screening walls, tences, berms, or dense startless than 10 feet. A solid screening wall or fence shall be required between any por closer than 40 feet to a low density use, low density zone, or the Such wall or fence shall be in addition to the landscape materials Code. See the Section in Chapter 115 entitled "Distance Between Structure Horizontal Facade Regulations" for further details. 6.5. Refer to Chapter 1 to determine what other provisions of this Code of use on the subject property and the impacts associated with the use of use on the subject property and the impacts associated with the use of use on the subject property and the impacts associated with the use of use on the subject property and the impacts associated with the use of use on the subject property and the impacts associated wi	parding development near velopment away from, and to also apply: a measures should be provided and streams and wetlands should lection of the natural features can ensity use in PLA 17A, then: 5 feet above average building acture which is parallel to the width. es and parking areas. This ea OR a lesser dimensioned ands of trees, but in no case be rition of a parking area which is night-of-way of NE 97th Street. The required by Chapter 95 of this as Regarding Maximum may apply to the subject property arequired depending on the type use on the nearby uses.		
Public Transit Shetter	None	None	None	None	None	100%	15' above average		See Spec.	None	May be permitted only if it will not unreasonably impede pedestrian in problems.	•		
ZC6090B5/8-18-93	<u>.</u>						building elevation		Reg. #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.	PAGE 225X.5		

SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	e THEN,	across for REGU	LATIONS		USE ZONE CHART Zone Section				
IIC	S	N	IINIMU	IMS		MA	XIMUMS	Ĭ.			Zone Section			
asa REGULATIONS	ROCES	-		QUIRED Y.	ARDS	i				PACES	PLA 17C 60.90.c7			
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
Public Utility Government Facility or Community. Facility. ZC6090C8/8-24-93	See Special Regulation #3-#2 See Special Regulation #3-#2	None	20'	20° on each side 10° on each side	20'	80%	30' above average building elevation 30' above average building elevation	C See Special Reg. #5 #4	В	See Section 105.25 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 -C6Hy-as a whele- 2.1. If any portion of a structure is adjorning 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 hortzontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. 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. 9.2. The required review process is as follows: a. If the subject property, including all contiguous property owned by the applicant and held by othe for future use by the applicant, is less than the 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 othe for future use by the applicant, is less than the acres, a Master Plan, approved through Process IIA 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, an landscaping. 4.3. Refer			
	0	I	<u> </u>		<u> </u>	!					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.			
FOOTN	FOOTNOTES										For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.			

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).

<u>Section 1.</u> 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.

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

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.