ORDINANCE NO. 3436

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-94-24) AS IT RELATES TO PORTIONS OF CBD-6, CBD-7, CBD-8, PLA 13A AND PLA 13B.

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 October 23, 1994 and bearing Kirkland Department of Planning and Community Development File No. IV-94-24; and

WHEREAS, prior to making said recommendation, the Planning Commission, following notice thereof as required by RCW 35A.63.070, on July 14, 1994, and September 14, 1994, 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:

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

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

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. 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 1st day of November, 1994.

SIGNED IN AUTHENTICATION thereof this <u>lst</u> day of <u>November</u>, 1994

Mayor

ave Lussell

Attest:

Approved as to Form:

City Attorney

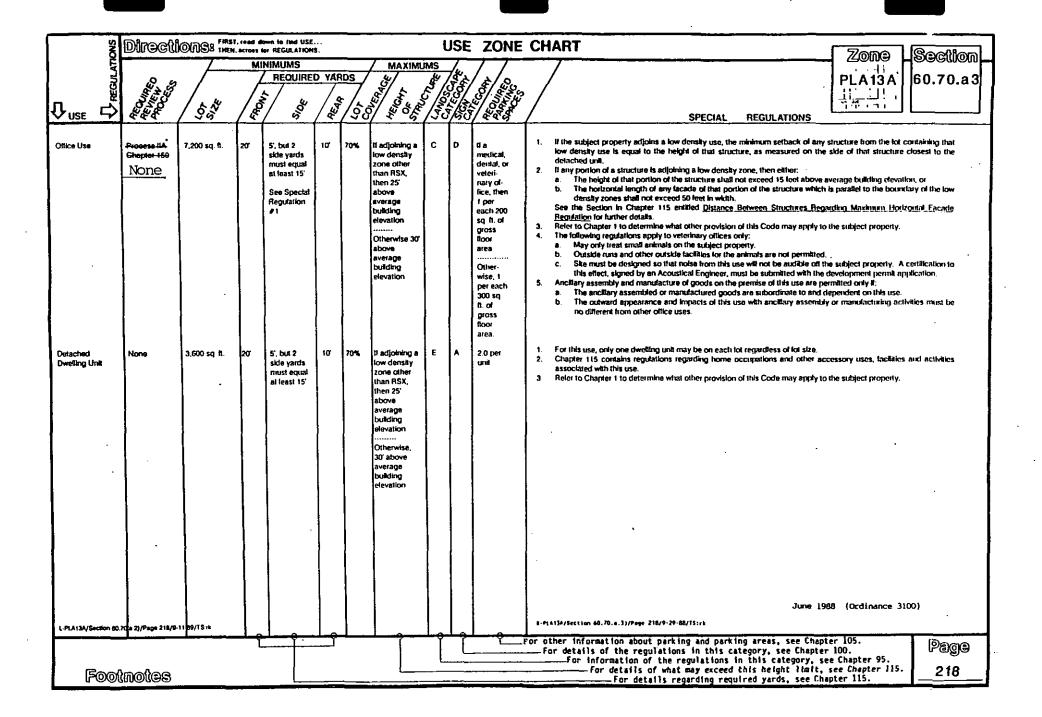
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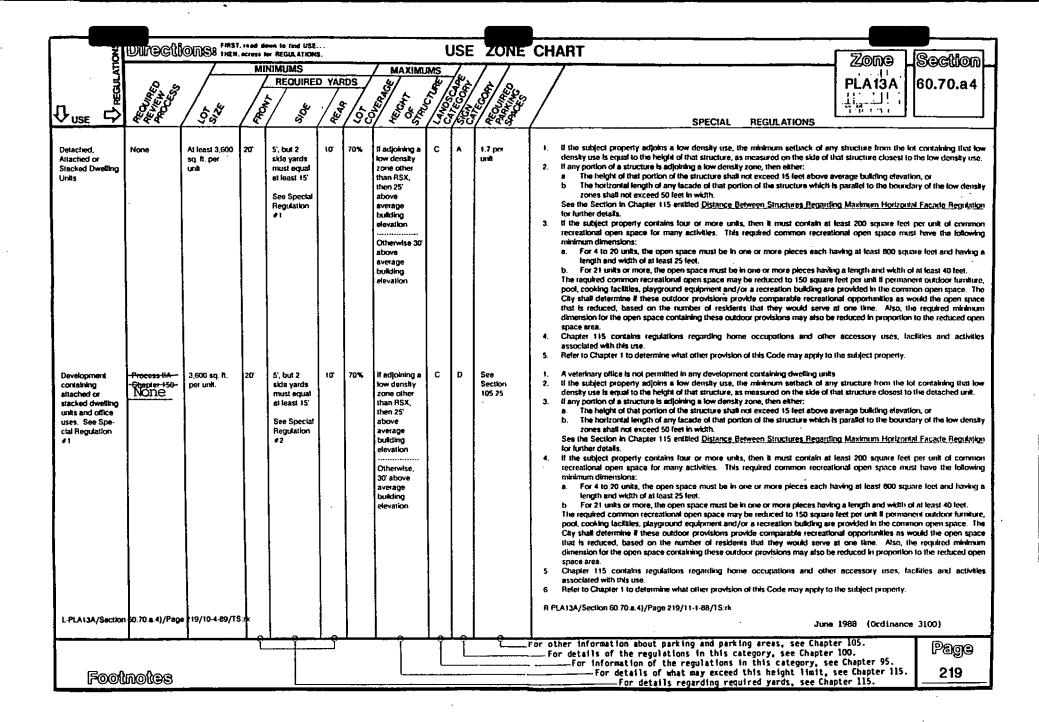
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SE SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPA	PLA 13A 60.70.a1 SPECIAL REGULATIONS
Vehicle Service Station See Special Regulation #1 A retail establishment providing new vehicle or boat sor vehicle or repair See Special Regulation #1	1	22,500 sq. ft.	20'	15' on each side Special R 10' on each side e Special I	10'	80%	ti adjoining a low density zone other than RSX, then 25' above average building elevation. Citherwise, 30' above average building elevation. If adjoining a low density zone other than RSX, then 25' above average building elevation. Citherwise, 30' above average building elevation. Citherwise, 30' above average building elevation.	A See Spec. Reg. #12	E See Spec. Reg. #4	See Section 105.25	1. May develop this use only in conjunction with the ea part of a pre-existing retail establishment—development located on the property in the commercial zone abutting the northern boundary of this zone. 2. If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in which, See the Section in Chapter 115 entitled Distance Between Structure's Regarding Maximum Horizontal Facade Regulation for further details. 4. Free-standing signs and back-lit signs are not permitted along or oriented to 118th NE and 120th NE 5. The City may require that the topography be reconfoured and that structures be depressed to mitigate the impacts of bulk and noise on surrounding uses. 6. May not access directly onto 116th NE er-120th NE. 7. Parking and circulation must be coordinated with commercial development to the north. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 9. The following regulations apply only to vehicle service stations: a. May not be more than two vehicle service stations at any intersection. b. Gas pump islands may extend 20 feet into the front yeard. Canopies or covers over gas pump islands may not be closer than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the Section in Chapter 115 entitled Outdoor Use, Activity and Storage for further regulations. 10. The following regulation applies only to new vehicle or boat sales or vehicle or boat repair or s
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. =====	4	<u> </u>	 		1	<u> </u>	-	I			For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
Юſ	NOTES	8									For details of what may exceed this height limit, see Chapter 115. 216

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<u> </u>	<u> </u>	M	INIMU	MS		MAX	IMUMS			83	DIA 10A 60.70c2(a)
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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SI	SPECIAL REGULATIONS
athicle Service ation retail stabilishment oviding new athicle or boat sales retailed or repair.	н ш	<u> </u>				,					 Uses that abut a residential use must install a landscape buffer consisting of a bern that is a minimum of 20 feet wide and 5 feet high at the center or an equal to or superior alternate design. The bern shall include fencing, trees, and shrubs in sufficient size and spacing to provide for screening of the views of the subject property from the abutting residential uses. The site must be designed so that noise from the use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer must be submitted with the development permit application. The type of exterior lighting may be limited by the City to reduce glare on neighboring properties.
destaurant or revern See Special Regulation #1 Restaurant See Special Regulation #1	Process IIA Chapter 130 None Process IIA Chapter 150 None	None	20'	10' on each side 10' on each side	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevationOtherwise, 30' above average	A See Spec. Reg. #14	E Spec. Reg. #4 E See Spec. Reg. #4	1 per each 100 sq. ft. of gross floor area 1 per each 80 sq. ft. of gross floor area	1. May develop this use only in conjunction with the se-part of a pro-existing rotal establishment development located on the property in the commercial zone abutting the northern boundary of the zone. 2. If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use. 3. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.
Any retail establishment than those specifically listed in this zone, setting goods or providing services including banking and related financial services. See Special Regulation #1	Process IIA Chapter 150 None	None	20'	10' on each side	10'	80%	building elevation	A See Spec. Reg. #14	E See Spec. Reg.	1 per each 300 sq. ft. of gross floor area	4. Free-standing signs and back-lit signs are not permitted along or oriented to 118th NE and 120th 5. The City may require that the topography be recontoured and that structures be depressed to mitigate the impacts of bulk and noise on surrounding uses. 6. May not access directly onto 118th NE or 129th NE. 7. Parking and circulation must be coordinated with commercial development to the north. 8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject prope. 9. The following regulation applies only to fast food restaurants:
FOOTN	.										REGULATIONS CONTINUED ON NEXT PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE 2	ZONE CHART
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SG SECULATIONS	OCE		REC	UIRED Y	ARDS	GE				ACE	PLA 13A 60.70.a2(b)
USE 53	DE Y Y	EE		İ		COVERAGE	OF	RY RY	≿	EB C SB	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Restaurant or Tavern Fast Food Restaurant Any retail establishment other than those specifically listed in this zone, selling goods or providing services including banking and related financial servicescontinued		Ι					μ (C)		8		 A delicatessen, bakery, or other strillar use may include, as part of the use, accessory seating it: The seating and associated circutation area does not exceed more than 10 percent of the grost floor area of the use; and It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served. Ancilitary assembly and manufactured goods on the premise on this use are permitted only it:
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							·				- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100. PAGE
FOOTNO	OTES										- For details of the regulations in this category, see Chapter 100. - For information of the regulations in this 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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Church	Process IIA Etapler 150 NONE	7,200 sq ft.	207	20' on each side See Special Regulation	20	70%		c	В	1 for every 4 people based on maximum occupancy foad of any area of worship See Spec Reg #4.	1. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure as measured on the skile of that structure closest to the detached unit. 2. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width. See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Registron</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. No parking is required for day-care or shoot ancillary to the use.
School or Day Care Center	Proces IIA-Ghapter 160-None	7,200 sq ft.	50 or n ch#dre 50'	se can accomore students of them- 50' on each side se can accomore students or of 20' on each side Otherwise 5', but 2' side yards must equal at least 15'.	50'		Il adjoining a low density zone other than RSX, then 25 above average building elevation. Otherwise, 30 above average building elevation.	D	В	See Section 105 25	 If the subject property adjoins a low density use, the minimum setback of any structure from the lot contabiling that low density use is equal to the helight of that structure, as measured on the side of that structure closest to the detached unit. May locate on the subject property only if— It will serve the immediate nelighborhood in which it is located; or It will not be detrimental to the character of the nelighborhood in which it is located. A 6 foot high fence is required only along the property lines adjacent to the outskile play areas. Hours of operation may be limited to reduce impacts on nearby residential uses. Structured play areas must be set back from all property lines as follows; 20 feet if this use can accommodate 50 or more students or children. 10 feet if this use can accommodate 13 to 49 students or children. Otherwise, 5 feet An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case by-case basis, depending on the number of attendees and the extent of the abuting right-of way improvements. Car pooling, staggered loading/unloading time, right-of way improvements or other means may be required to reduce traffic impacts on any nearby residential uses. May include accessory tiving facilities for staff persons If any portion of a structure is adjoining a low density zone, then either.
L-PLATJA/Section	60 -0.a.51/Page 7	20.V-22-88/15:dc								_	June 1988 (Ordinance 3100) E-PLATA/Section 60.70.e.5)/Page 220/9-29-88/15:rk
Foo	linoles		1								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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A SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process IIA Chapter 159- None	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 elevation 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 lot containing that low density use is equal to the height of that structure, as measured on the skie of that structure closest to the detached unit. 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. 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 159 None Process IIA Chapter 150 None	None	20'	20' on each side 10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above everage building elevation. Otherwise, 30' above average building elevation elevation	C See Special Reg.	8	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. 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. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property For a Government Facility use, Landscape Calegory 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 Sheller	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	1. May be permitted only if it will not unreasonably Impede pedestrian movement or create traffic safet problems. 2. May Install transit route and information signs and markers. Contents Contents
FOOTN	OTES	<u> </u>	L		l	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.

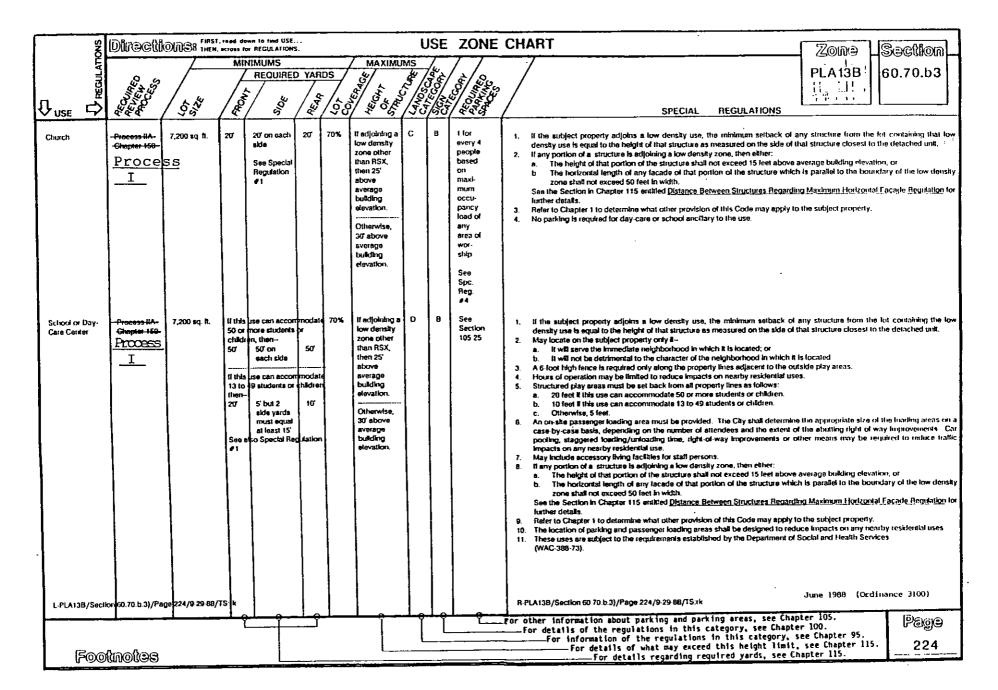
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USE 🗸	REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	QUIRED Y.	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	PLA 13B 60.70.b2(a) SPECIAL REGULATIONS	
Office Use	ı0-25-9 4	Process IIA - Chapter - 459 - Process I	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'. See Special Regu- lation #1	10'	70%	It adjoining a low density zone other than RSX, then 25' above average building elevation. Ctherwise, 30' above average building elevation.	C	D	of gross	 If the subject property adjoins a low density use, the minimum setback of any structure from the containing that low density use is equal to the height of that structure, as measured on the eld 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 bod the low density zone shall not exceed 50 feet in whith. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Heracade Regulation for further details. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject provided the following regulations apply to veterinary offices only:	ocundary orizontal operty.
-	10-25-94		<u> </u>	<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.	
اب ب	NT	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.	



SX	DIREC	CTIONS	: FIRS	T, read dow	n to find use	b THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
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ULA	OCES		REC	UIRED Y	ARDS			1		ACES		PLA 13B	60.70.b2(b)
A REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES		ECIAL REGULATIO	NS .
Vehicle Storage See Special Regulation #1	Process I	None	20'	5'		80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	See Special Reg. #7	None. See Spec. Reg. #3	See Section 105.25	 This use is only permitted on Lot 7 we PLA 13A. When the use on Lot 6 is establishment abutting NE 85th Street. Vehicular access to 118th Avenue New Section in Chapter 115 regulations. The type of exterior lighting may be See Section 115.50 entitled Glare Received in the section of this effect, signed by a septication. Uses that add a residential use must of 20 feet wide and 5 feet high at the shall include fencing, trees, and should have of the subject property from the 	no longer associated with the a et zoned BC, the use of Lot 7 m is is prohibited. entitled Outdoor Use Activity a limited by the City to reduce glaegulation. bise from the use will not be auran acoustical engineer, must be a center of an equal to or superious in sufficient size and spacings in sufficient size and spacing the sufficient size and s	automobile sales and service rust cease. Ind Storage for further are on neighboring properties. If the off the subject property. A submitted with the development issting of a berm that is a minimum or afternate design. The berm
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FOOTNO	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 help For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. httlimit, see Chapter 115.	PAGE 223A



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Development Containing Attached or Stacked Dwelling Units and Office Uses See also Special Regulation #1	REQUIRED Seasond A REVIEW PROCESS	3,600 sq. ft. per tinit	RONT FRONT	5', but 2 side yards must equal at least 15'. See Special Regu- tation #3	.01 REAR	20% LOT COVERAGE	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	O LANDSCAPE CATEGORY	SIGN	REQUIRED 9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9-9	SPECIAL RI 1. A veterinary office is not permitted in any developm 2. If the subject property adjoins a low density use, the containing that low density use is equal to the height structure closest to the detached unit. 3. If any portion of a structure is adjoining a low densit a. The height of that portion of the structure shall relevation, or b. The horizontal length of any facade of that portion of the low density zone shall not exceed 50 feel See the Section in Chapter 115 entitled Distance Bethorizontal Facade Regulation for further details. 4. If the subject property contains four or more units, it unit of common recreational open space for many a space must have the following minimum dimensiona. For 4 to 20 units, the open space must be in on feet and having a length and width of at least 25 b. For 21 units or more, the open space must be in at least 40 feet. The required common recreational open space may permanent outdoor furniture, pool, cooking facilities building are provided in the common open space provide comparable recreational opportunities as we number of residents that they would serve at one the open space containing these outdoor provisions may open space area. 5. Chapter 115 contains regulations regarding home of and activities associated with this use. 6. Refer to Chapter 1 to determine what other provisions.	eminimum sett at of that structs that structs the structs of the structs in whith, setween Structs the or more places to the or more places to the structs or more places to the structs or more places to the structs or more or more places to the structs of the structs or more places to the structs of the struct	dwelling units. Dack of any structure from the are, as measured on the side of their each above average building are which is parallel to the bures Regarding Maximum at ain at least 200 square feet required common recreations as each having at least 800 space having a length and we as 150 square feet per unit if quipment and/or a recreation letermine it these outdoor prepace that is reduced, based equired minimum dimension cod in proportion to the reduction of	e of that coundary t per cal open square which of n rovisions d on the n for the uced
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					-						For other information about parking and parking areas. For details of the regulations in this category, see Chap	pter 100.	PAGE	
FOOTN	OTES										For information of the regulations in this category, see For details of what may exceed this height limit, see Ci. For details regarding required yards, see Chapter 115.	hapter 115.	223B	



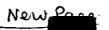
NS	DIREC	TIONS	: FIRST	, read down	to find use	THEN, a	cross for REGULA	TIONS		USE Z	ONE CHART Zone Section
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	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SF	SPECIAL REGULATIONS
Convalescent Certier or Nursing Home	Process IIA- Chepler / 150 - Process I	7,200 sq. ff.	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 elevation.	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 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 Chepter 150 Process I Process I Process Process I Frocess I I	None	20'	20' on each side ctal Regu 10' on each side ctal Regu	10'	70% 70%	If adjoining a low density zone other than RSX, then 25' above average building etevation. Otherwise, 30' above average building elevation elevation elevation average building elevation	C See Special Reg.	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 defached 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. 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	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers. Revised 9/9:
FOOTN	_1	1 S	<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. For details of what may exceed this height timit, see Chapter 115. For details regarding required yards, see Chapter 115.



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,ur,	CE		REC	UIRED Y	ARDS	ä				SPACES	CBD-6 50.35.a
A S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SI	SPECIAL REGULATIONS
Restaurant See Special	If the structure	None	20' See Sp	10' ectat Reg	10' ulation 4	80%	78 feet above average	D See	E	One per each 125	The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
Regulation 2	exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R.						building elevation. See also Special Regulation 4.	Special Reg. 8		sq. ft. of gross floor area. See Section 60 of this Chapter.	2. These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue provided that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue. 3. The entire zone must be physically integrated both in site and building design. In addition, the design and development of the subject property must provide pedestrian linkage through this zone and between Central Way and Areas to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
Fast Food Restaurant See Special Regulation 2	Chapter 142. Otherwise, A.D.R. Chapter 142.							D See Special Reg. 6	E	One per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	 As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. Vehicular access for these uses and components of these uses, including subterranean parking must be on Central Way or Fitth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sixth Avenue. The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amenities and tandscaping to enhance the entryway into the Central Business District. Access for drive-through facilities must be approved by the Public Works Department.
											8. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property
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ZC-5035A/10-20-94											
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.



SZ	DIREC	CTIONS	FIRS	T, read dow	m to find use	o THEN	across for REGUL	ATIONS		USE Z	ONE CHART		
S S SEGULATIONS	ι»	,	MINIML	JMS		МА	XIMUMS	1	<u> </u>			Zone	Section -
ULA	OCES		RE(UIRED Y	ARDS	GE				SPACES		CBD-6	50.35.b
SE C	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	SP	ECIAL REGULATIONS	
Establishment, other than those specifically listed, fimited or prohibited in this Zone, selling goods or providing services, including banking and retated financial services. See Special Regulation 2 and 3. Hotel or Motel. See Special Regulation 2.	structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.			ectal Reg			average building elevation. See also Special Regulation 4.	See Special Reg. 11 D See Special Reg. 11	E	each 350 sq. ft. of gross floor area. See Section 60 of this Chapter. One for each room. See Spec. Reg. 12. See Section 60 of this Chapter	5th Street north of 6th Avenue. 3. Vehicle and/or boat sale, repair, se 4. As part of the development approve setbacks. The development shall p form shall be modulated and terrace building forms shall be grouped tow towards the perimeter of the subject. 5. The entire zone must be physically design and development of the subject.	h of Sixth Avenue. Subterranean par- ad that the parking structures are not vervice, and rental are not permitted in- ad, the City may permit a decrease or a provide significant openness adjacent ad up from the east and south portion pards the center of the subject propert at property. Integrated both in site and building de- ject property must provide pedestrian as to the north of this zone, consistent	this zone. require an increase in to Sbth Street and building is of the site. The tailest y with lower components insign. In addition, the linkage through this zone
Entertainment, Cultural and/or Recreational Facility. See Special Regulation 2.								D See Spec. Reg. 11	E	See Section 105.25 and Section 60 of this Chapter.	required to install traffic diverters or associated with subject property awn 7. The City may require that areas of the property be developed with pedestre into the Central Business District. 8. Ancillary assembly and manufacture establishment it: a. The assembled or manufacture are available for purchase and in activities must be no different from the continuous properties of the preparation and seating it: a. The seating and associated circures of this use; and	Sixth Streets south of Sixth Avenue. employ other mechanisms to direct nay from areas north of Sixth Avenue. he northeastern and southeastern polian scale amenitles and landscaping the of goods on premise may be permitted goods are directly related to and determined from the premises. In pacts of this use with anciliary assention other retail uses.	The applicant may be on-residential traffic ritions of the subject to enhance the entryway led as part of a retail bendent upon this use, and part of the use, accessory
FOOTNO	OTES		· 1								For other information about parking and For details of the regulations in this cate For information of the regulations in this For details of what may exceed this help For details regarding required yards, see	gory, see Chapter 100. category, see Chapter 95. ht limit, see Chapter 115.	PAGE 99B

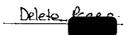


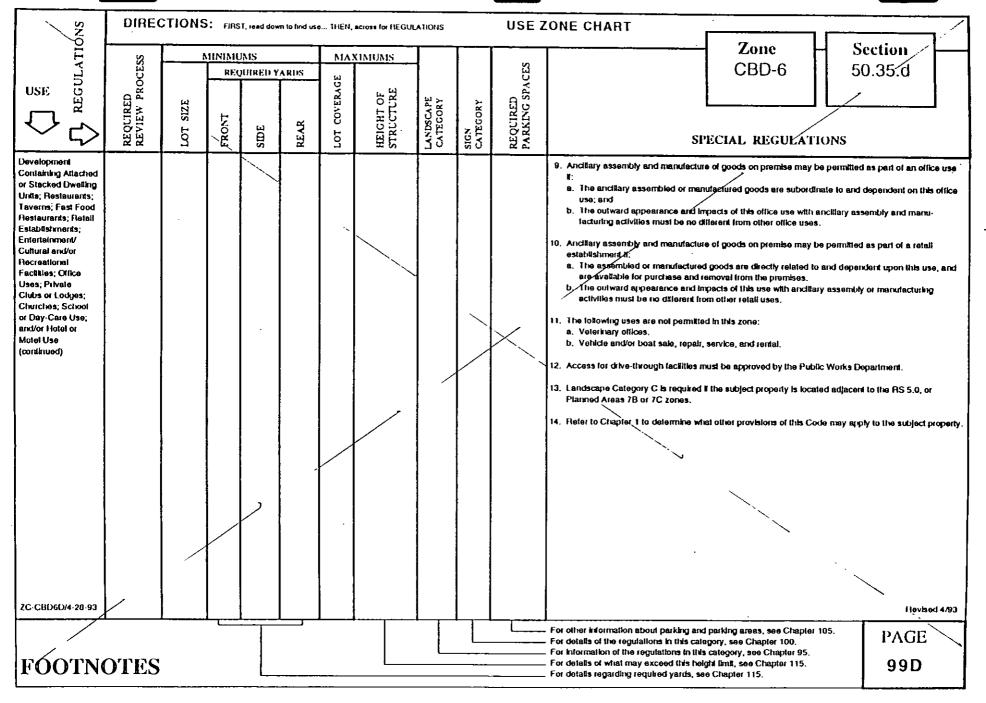
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, TIG	SS	N	MINIMU	IMS		MA	XIMUMS			<u> </u>	Zone (II) Section -
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USE 5	ED PR	臼	:			COVERAGE	OF URE	E 22	≿	ED G SP	
□ □	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	ror cov	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Any Retail Establishment, other than those											b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area for being expanded.
specifically listed, limited or prohibited											10. Access for drive-through facilities must be approved by the Public Works Department.
in this Zone, selling goods or providing											11. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.
services, including banking and related financial services. See Special											12. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis.
Regulation 2 and 3. (continued) Hotel or Motel. See Special											Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Regulation 2. (continued) Entertainment,											
Cultural and/or Recreational		<u> </u>			:				ŀ		
Facility. See Special											
Regulation 2, (continued)											
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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. PAGE
FOOTN	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.



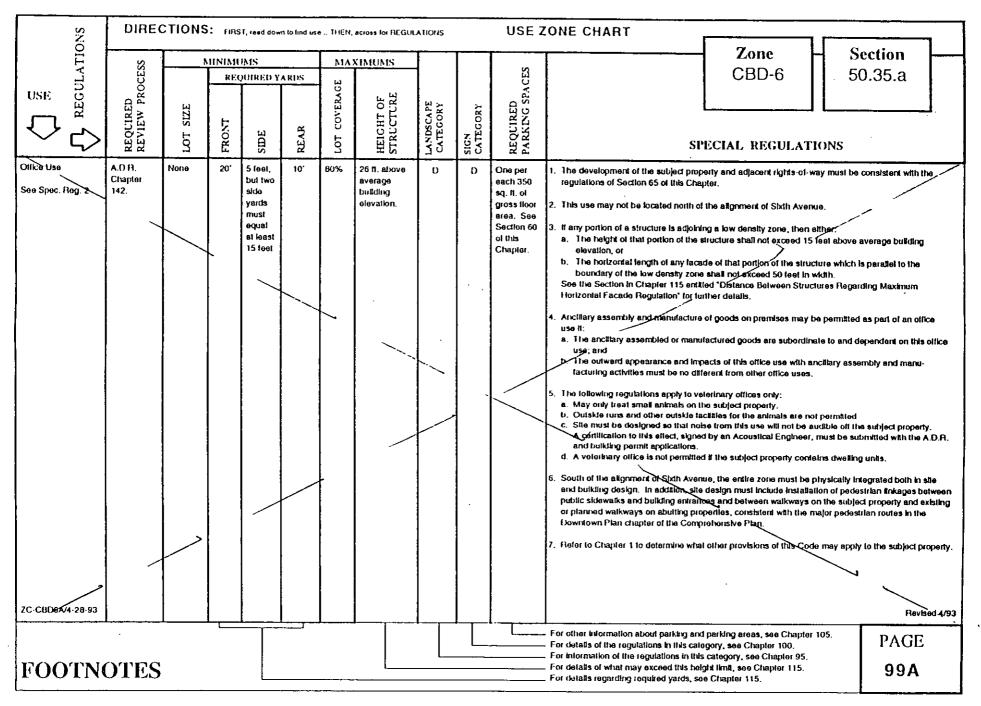
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)ITI	\ s	N	IINIMU	MS		MA	KIMUMS]	<u> </u>	10	Zone Section
OL.	CES		REQ	UIRED Y	ARDS	ы				E S	CBD-6 50:35.c
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Fetall Establishments; Entertainment/ Cultural and/or Recreational Facilities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use	If the sinucture exceeds 65' above sverage building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See St	Kriaj Keŭ	16°	80%	78 feet above average building elevation. See also Special Regulation 3.	D See Special Reg. 13	D	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sorth Street and building form shall be inodulated and terraced up from the east and south portions of the site. The tailest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. 3. No pontion of a structure on the subject property within 100 feet of the northerty boundary of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. 4. The site must be designed so that residential use occupies the northern portion of the site with stacked or strached dwelling units facing on and oriented toward Seventh Avenue and Fitth Street north of Strich Avenue. Non-residential use nor any components for any oriented towards Central Way and Skrib Street. No non-residential use nor any components for any non-residential use may be located on nor oriented toward Seventh Avenue or Fitth Street north of Skrib Avenue. In the southern portion of the site north or Skrib Avenue. The southern portion of the site, residential uses are permitted above the ground floor only. 5. The entire zone must be physically integrated both in site and building design. 6. Vehicular access for the residential portions of this site must be from Seventh Avenue or Fitth Street north of Skrib Avenue. The applicant may be required to install traffic divertage or employ other mochanisms to direct non-residential traffic associated with subject property away from areas north of Skrib Avenue. 7. The design and development of the subject property must provide pedestrian finkage through this zone and between Central Way and Apeas to the north of this zone, con
FOOTNO	OTES										For other Information about patking and parking areas, see Chapter 105. For details of the regulations in Itsis category, see Chapter 100. For information of the regulations in Itsis category, see Chapter 105. For details of what may exceed this height ilmit, see Chapter 115. For details regarding required yards, see Chapter 115.

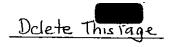
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S	DIREC	TIONS	FIRS	T, read dow	m to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	
FION	-					г —			I	<u> </u>	Zone	Section
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C S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	50.35.d
Office Use See Special Regulation 2 Private Club or Lodge See Special Regulation 2	If the structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See Sp	10' ecial Reg	10' riation 4	80%	78 feet above average building elevation. See also Special Regulation 4.	D See Special Reg. 9 D See Special Reg. 9	В	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter. See Section 105.25. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must regulations of Section 65 of this Chapter. These uses are only permitted south of Sixth Avenue. Subterranean participation of 6th Avenue provided that the parking structures are not structured from the fith Avenue. Veterinary offices are not permitted in this zone. As part of the development approval, the City may permit a decrease or setbacks. The development shall provide significant openness adjacent building form shall be modulated and terraced up from the east and sout talkest building forms shall be grouped towards the center of the subject property. The entire zone must be physically integrated both in site and building design and development of the subject property must provide pedestrian and between Central Way and areas to the north of this zone, consistent routes in tihe Downtown Plan chapter of the Comprehensive Plan. Vehicular access for this use and components of this use, including subton Central Way or Fitth or Sixth Streets south of Sixth Avenue. The applic to install traffic diverters or employ other mechanisms to direct non-reside subject property away from areas north of Sixth Avenue. The City may require that areas of the northeastern and southeastern poproperty be developed with pedestrian scale amenities and landscaping into the Central Business District. Anciliary assembly and manufacture of goods on premise may be permit if: The anciliary assembled or manufactured goods are subordinate to a use; and The outward appearance and impacts of this office use with anciliary facturing activities must be no different from other office uses. Landscape Category C is required if the subject property is located adjact Planned Areas 7B or 7C zones. Refer to Chapter 1 to determine what other provisions of this Code may an applican	require an increase in to Sbith Street and in portions of the site. The property with lower sign. In addition, the linkage through this zone with the major pedestrian erranean parking, must be licant may be required antial traffic associated with rilions of the subject to enhance the entryway are as part of an office use assembly and manusert to the RS 5.0, or
ZC-5035A/10-20-94	L			<u> </u>		<u> </u>	<u></u>	<u> </u>	<u> </u>		property.	-
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.	PAGE 99D

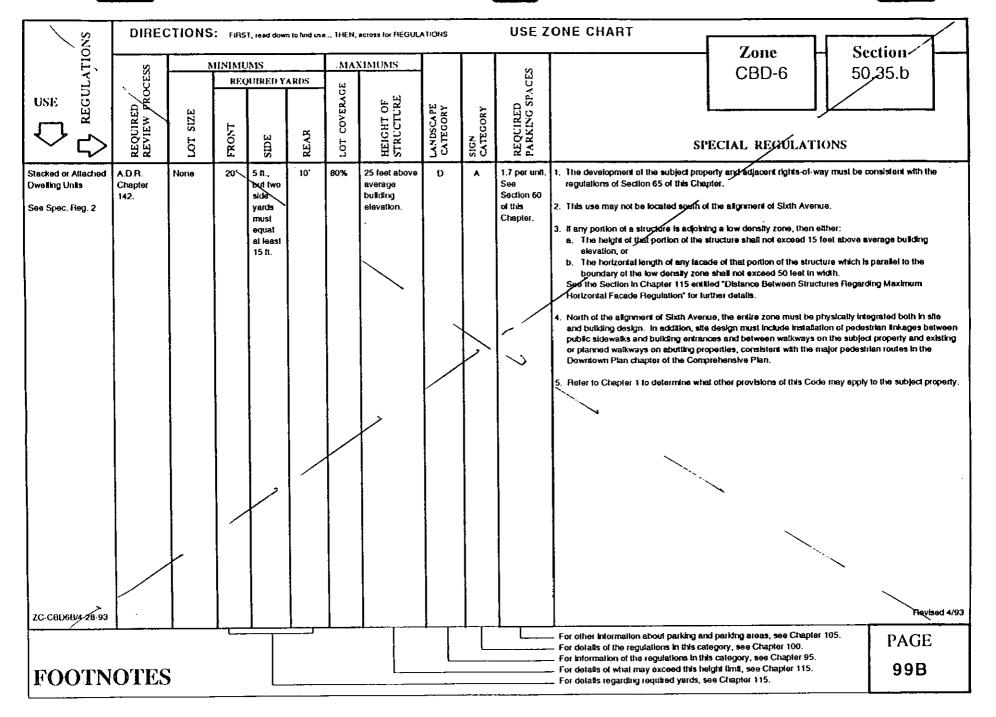


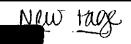


SNO	DIREC	TIONS	FIRS	T, read dow	n to find use	THEN,	scross for REGUL	ATIONS		USE Z	ONE CHART Zone Section
A SECULATIONS	REQUIRED/ REVIEW FROCESS	LOT SIZE	FRONT	MS UIRED Y 3AS	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE S	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	CBD-6 50:35.e
Private Club of Lodge	A.D.R. Chapter 142	None	20	5 feet, but two sloto yards must equal at least 15 feet	10'	80%	25 ft. above average building elevation.	D See Spec. Reg. 5	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. The entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan-Chapter of the Comprehensive Plan between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties.
Chuich								D See Spec. Reg. 5	8	One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 3. See Section 60 of this Chapter.	3. It any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details. 4. No parking is required for daycare or school ancillary to the use. 5. Landscape Category C is required if the subject property is adjacent to the R.S. 5.0, or Planned Areas 7B or 7C zones. 6. Religi to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
ZC-CBD6E/4-28-93							·				Revised 4/93
FOOTN	OTES	}	* L								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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S	DIREC	CTIONS	: FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
S S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	UMS QUIRED Y	REAR	LOT COVERAGE W	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	Zone Section 50.35.e Special regulations
Detached, Stacked, or Attached Dwelling Units See Special Regulation 2	If the structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	None	20' See Sp 3 and 4	10° ecial Reç	10' uiations	80%	78 feet above average building elevation. See also Special Regulations 4 and 5.	T-	A	1.7 per unit. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. South of Sixth Avenue, this use is only permitted above the ground floor. For any portion of a structure on the subject property within 40 feet of Severith Avenue or Fitth S. north of Sixth Avenue that does not exceed 30 feet in height above average building elevation, the minimum required side yards are 5 feet but 2 side yards must equal at least 15 feet. As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the pertineter of the subject property within 40 feet of Severth Avenue may exceed 25 feet above the elevation of Severth Avenue as measured at the midpoint of the frontage of the subject property on Severth Avenue. No portion of a structure on the subject property within 40 feet of Fitth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fitth Street, as measured at the midpoint of the frontage of the subject property on Fitth Street. The entire zone must be physically integrated both in site and building design. In addition, the design and development of the subject property must provide pedestrian linkage through this zone and between Central Way and areas to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amenities and landscaping to enhance the entryway into the Central Business District. Landscape Category C is
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.

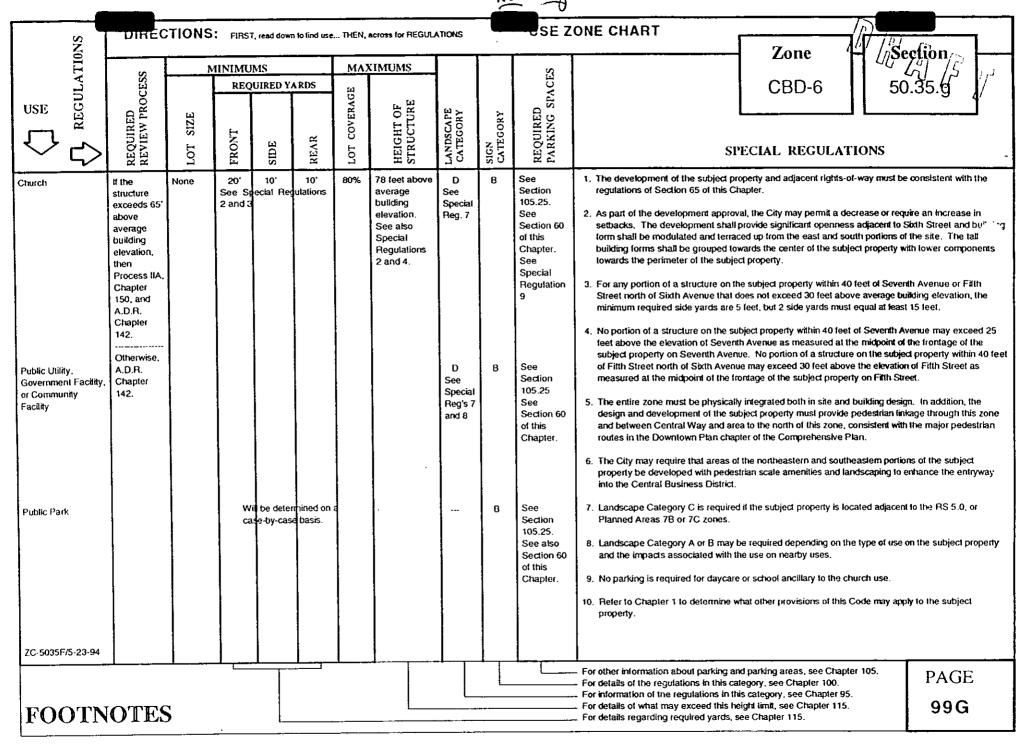




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VT10	- ×]	MINIMU	MS		МА	XIMUMS	Ī		83	Zone Zone
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	REQUIRED REVIEW PROCESS	TOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
School, Day-care, or Mini-School or Day-care Center	If the structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142	None	20° See Sp 2 and 3	10' ecial Rec	10' ulations	80%	78 feet above average building elevation. See also Special Regulations 2 and 4	D See Special Reg. 7	8	See Section 105.25. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and burtorm shall be modulated and terraced up from the east and south portions of the site. The tall building forms shall be grouped towards the center of the subject property with lower component towards the perimeter of the subject property. For any portion of a structure on the subject property within 40 feet of Seventh Avenue of Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards are five feet but two side yards must equal at least 15 feet. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 2 feet above the elevation of Seventh Avenue as measured at the midpoint of the trontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as measured at the midpoint of the frontage of the subject property on Fifth Street. The entire zone must be physically integrated both in site and building design. In addition, the design and development of the subject property must provide pedestrian linkage through this zon and between Central Way and Areas to the north of this zone, consistent with the major pedestria routes in the Downtown Plan chapter of the Comprehensive Plan. The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amenities and landscaping to enhance the entryway into the Central Business District. Landscape Category C is required along all property lines adjacent to
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.

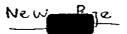
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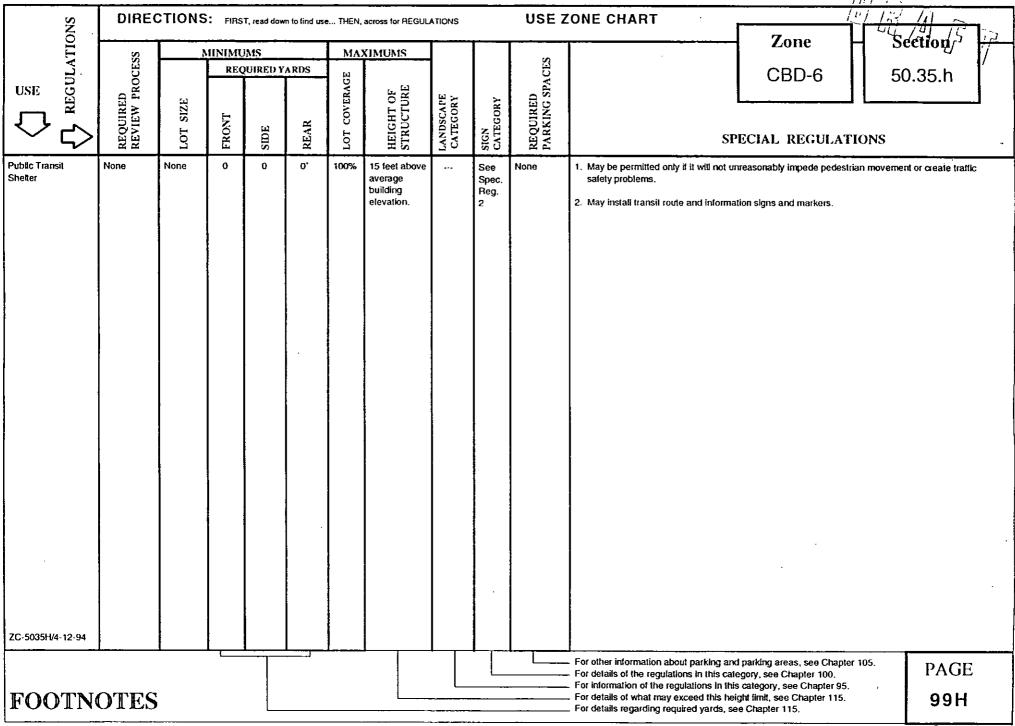
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A SECULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE ANDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Certier-or Mtnl School of Day-Care Certier 2C-CBD6E/4-28-93	A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal et least 15 feet	10'	80%	25 feet above average building elevation.	0	8	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. The entire zone must be physically integrated both in site and building design. In addition, after design must include installation of pedestrian linkages between public side/walks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 3. A six-loot-high fence is required along all property lines adjacent to outside play areas. 4. Structured play areas must be set back from all property lines by all least five feet. 5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses. 6. An on-site passenger loading area may be required depending on the number of altendees and the extent of the abutting right-of-way improvements. 7. If any portion of a structure is adjoining a low density zone, then either: a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or b. The 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 Fecale Regulation" for further details. 8. These uses are subject to the requirements established by the Department of Social and Health Sarvices (WAC 386-73, 388-150, and 388-155). 9. Fieler to Chapter 1 to determine what other provisions of this Code may apply to the subject property
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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UL	OCE:		REC	UIRED Y	ARDS	GE				ACE.	CBD-6 50,25.g
C S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATION
Public Utility, Government Facility, or Community Facility	A.D.R. Chepter 142.	None	20.	5 feet, but two side yards must equal at least 15 feet	10'	80%	25 feet above average building elevation.	D See Spec. Reg. 2	В	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights of way must be consistent with the regulations of Section 65 of this Chapter. 2. Landscape Category C is pequired if subject property is adjacent to the RS 5.0 or Ptanned Areas 7B or 7C zones. Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses. 3. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Public Translî Sheller	None	None	0	a	· - /	100%	15 feet above average building elevation		See Spec. Reg. 2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.
Public Park Je-CBD6G/5-3-93	A.D.R. Chapter 142	None	Will be case be	#Stermine	t on a cas	∌-by-	25 feet above average building elevation.		В	See Section 105.25, See Section 60 of this Chapter.	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Revised 4/93
FOOTN	OTES										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.





SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS	- · · · -	USE Z	ONE CHART
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asn REGULATIONS	REQUIRED REVIEW PROCESS		REC	UIRED Y	ARDS	AGE	. W			SPACES	CBD-7 50.40.a
REC 38	IRED EW PE	SIZE	T.			COVERAGE	HT OF CTURI	CAPE	ORY	IRED ING S	
₹	REQU REVII	LOT	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
Vehicle Service Station	A.D.R. Chapter 142	22,500 sq. ft.	-49'- See 20'	15' Spec. F	15' eg. 3	80%	39 feet above average building	B See Specia!	E	See Section 105.25.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
]						elevation.	Reg. 5		See Section 60	2. May not be more than two vehicle service stations at any intersection.
1	ĺ									of this	3. Gas pump islands must be setback at least 20 feet from all property lines. may extend 20 feet
										Chapter.	the trent yard. Canopies and covers over gas pump Islands may not be more than 10 feet to any. "property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the section in Chapter 115 entitled "Outdoor Use, Activity, and Storage" for further regulations.
				•					:		4. Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
											5. Landscape Calegory A is required if the subject property is adjacent to Planned Area 7B.
											6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Restaurant or Tavern	A.D.R. Chapter 142	None	20' 5 00	0 Spec. f	0 leg. 2	80%	39 feet above average	D See	E	1 per each 125 sq. ft.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
							building elevation.	Special Reg. 4		of gross floor area.	No setback is required adjacent to Third Street.
THE .	}									See Section 60 of this Chapter.	 Site design must include installation of pedestrian linkages between public sidewalks and buildirentrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.
											4. Landscape Category B is required if the subject property is adjacent to Planned Area 7B.
1											5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
				:							
											Revised 4/93
		L				L	' 	-	-	<u> </u>	For other information about parking and parking areas, see Chapter 105.
											For details of the regulations in this category, see Chapter 100. For Information of the regulations in this category, see Chapter 95.
i i	ES			L							For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.
									-		0-2/125

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SNS	DIREC	CTIONS	: FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
VTIO	8		MINIMU	MS		MA	XIMUMS			S	Zone Section
S S S S S S S S S S S S S S S S S S S	REQUIRED REVIEW PROCESS	SIZE		UIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.a
\checkmark	REQU REVI	LOT	FRONT	SIDE	REAR	LOT	HEIG	LAND	SIGN	REQU PARI	SPECIAL REGULATIONS
estaurant or avern ee Special egulation 9	A.D.R. Chapter 142	None	-20' See S (t'	0 sec. Reg.	0 2 and 3	100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 13	E	One per each 125 sq. ft. of gross floor area. See also Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No frort yard cetback is required adjacent to: 3. Central Way: b. First, Second, and Third Streets, except on Third Street, within 100 feet of PLA 78; within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of PLA 78, within 100 feet of the PR 3.6, PLA 7A and PLA 7A zones is 5 feet. 3. The minimum required side and/or rear yard abuting the PR 3.6, and PLA 7B zones located to the north of this zone may exceed 30 feet above existing grade or average building elevation, but not both. 5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3nd Street, 3nd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3nd Avenue, 4th Avenue, or Market Street the applicable abutin right-of-way. 6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central We are shall be grouped towards the center of the subject property with lower components located towards the perlimeter of the subject property. 8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subtermanean parking for uses in the CBD-1 or CBD-2 zones or makes a portion the subject property or the proposed structure available to public parking. Any proposal under this paragraph will be reviewed and de
[2]	OTES		•		<u></u>						PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

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SNC	DIREC	CTIONS	FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		action
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S S S REGULATIONS	ROCE		REC	UIRED Y	ARDS	RAGE	r E	M.		SPACE	CBD-8	50	D.45.c
△ ✓ ™	REQUIRED REVIEW PROCESS	T SIZE	FRONT	30	REAR	T COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	CDECIAL DECIMA	TIONS	
<u> </u>	3 3	LOT		SIDE	RE	LOT	ST	35	Ŷ 		SPECIAL REGULA		
Fast Food Restaurant See Spectal Regulation 9	A.D.R. Chapter 142	None	20' See S 0'	O sec. Reg.	0 2 and 3	100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 13	E	1 per 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	 The development of the subject property or adjacent rights-of-regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: Central Way:	PR 3.6, PLA 7 average buildi and PLA 78 a and PLA 78 a and Street, 3rd bet as measure at Market Street and the subject i his zone. The th lower compo- y be increased BD-2 zones o parking. Any i nit Developme ether the public ise in height an Way. The site Way. The site Way. No aspe- en 1st Street and 2r	A, and PLA-7B zones; A zones is 5 feet. Ing elevation, but not cones located to the Street, 3rd Avenue at at the midpoint of the at the applicable abutting bove the elevation of property on Central Way. Italiest building forms onents located towards by 13 feet if the application of the proposal under this rail, Chapter 125 of this conecti derived from and building mass. In and building must be con component of this and 2nd Street or 4th and Street or 4th and Street or 4th Avenue,
ZC-CBD8/10-21-94											REGULATIONS CONCLUDED ON NE	XT PAGE	Revised 4/93
		<u> </u>									For other information about parking and parking areas, see Chap For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 9		PAGE
FOOTN	FOOTNOTES										For mormation of the regulations in this category, see Chapter 1.5. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.		101C

ONS	DIREC	TIONS	: FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
VII	SS	N	MINIMU	JMS		MA	XIMUMS			S	Zone Section
S S REGULATIONS	ID PROCESS	B	REC	UIRED Y	ARDS	COVERAGE	OF JRE	3. X.	 -	D SPACE	CBD-8 50.45.e
	required review pr	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Entertainment/ Cultural and/or Recreational Facility Hotel and Motel See Special Regulation 9	A.D.P. Chapter 142	None	- -20 :	0 pec. Reg.	0	-89%- 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Spectal Reg. 13	E	See Section 105.25. See also Section 60 of this Chapter. One per each room. See Spec. Reg. 10. See also Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No front yard setback is required adjacent to: a. Central Way: b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones. c. Third Avonue between Second Street and Third Street. 2. A minimum 20-foot front yard setback is required adjacent to: a. Fourth Avenue between 2nd Street and 3rd Street; b. Third Street, between 3rd Avenue and 4th Avenue; c. Market Street. 3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet. 4. Height of structure may be measured above existing grade or average building elevation, but not both. 5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the fortage of the subject property on 3rd Avenue, 4th Avenue, or Market Street above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way as measured above the midpoint of the frontage of the subject property on Central Way as measured above the center of the subject property with lower components located toward the perimeter of the subject property. 7. Structures shall be modulated and terraced on the hillside in this zone. The taliest building forms shall be grouped towards the center of the subject property with lower components located toward the perimeter of the subject property. 8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion o
ZC-CBD8/10-21-94					1						REGULATIONS CONCLUDED ON NEXT PAGE Revised 4
<u> </u>	<u> </u>					I		<u>' </u>			- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 05.
FOOTN	OTES				.		<u> </u>				— For information of the regulations in this category, see Chapter 95. — For details of what may exceed this height limit, see Chapter 115. — For details regarding required yards, see Chapter 115.

SNC	DIREC	CTIONS	FIRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART	1
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S S REGULATIONS	REQUIRED REVIEW PROCESS		REC	UIRED Y	ARDS	AGE	<u>ر</u> 🖾			REQUIRED PARKING SPACES	CBD-8 50.45.g	
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$\checkmark \diamondsuit$	REQU	LOT	FRONT	SIDE	REAR	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQU PARK	SPECIAL REGULATIONS	
Any Retail Establishment, other than those specifically listed, limited, or prohibited in this Zone, selling goods or providing services including banking and related financial services. See Special Regulation 9	A.D.R. Chapter 142	None	See S o'	0 Jec. Reg.	0 2 and 3	80% 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 11	E	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	 The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. No front yard setback is required adjacent to: Control Way; First, Second, and Third-Girecte, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B. A minimum 20 foot front yard setback is required adjacent to:	zones; t. t not the nue int of the exbutting lon of tital doms lowards exppil- on of the this of this of this of this of one expression and d
20-0000/10-21-94					<u></u> _	<u> </u>		Щ-	1		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE	
FOOTN	OTES										For details of what may exceed this height limit, see Chapter 115. 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 us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
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SS	ROCES		REC	UIRED Y	ARDS	AGE	E B			SPACE	CBD-8 50.45.i
	REQUIRED REVIEW PROCESS	T SIZE	FRONT	3(REAR	I COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
٠ ५/	RE	LOT	FR	SIDE	E.	LOT	STE	3 5	S S	RE P. RE	SPECIAL REGULATIONS
Private Club or Lodge ZC-CBD8/10-21-94	A.D.R. Chapter 142	Nane	20' See S 0'	O bec. Reg.	0 Pend 3	-89% 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Spectal Reg. 12	8	See Section 105.25. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rightle-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No feroit-yard seback is required adjacent to: a. Central Way: b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones: c. Third Avenue between Second Street and Third Street. 2. A minimum 20-foot front yard setback is required adjacent to: a. Fourth Avenue between 3rd Street and 3rd Street; b. Third Street, between 3rd Avenue and 4th Avenue; c. Market Street. 3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet. 4. Height of structure may be measured above existing grade or average building elevation, but not both. 5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way. 6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. 7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the pertineter of the subject property. 8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure aveilable for public parking. Any proposal under to the subject property or the proposed structure averables for public parking. Any proposal under to the subject property abuts Central Way. If
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. To details regarding required yards, see Chapter 115.

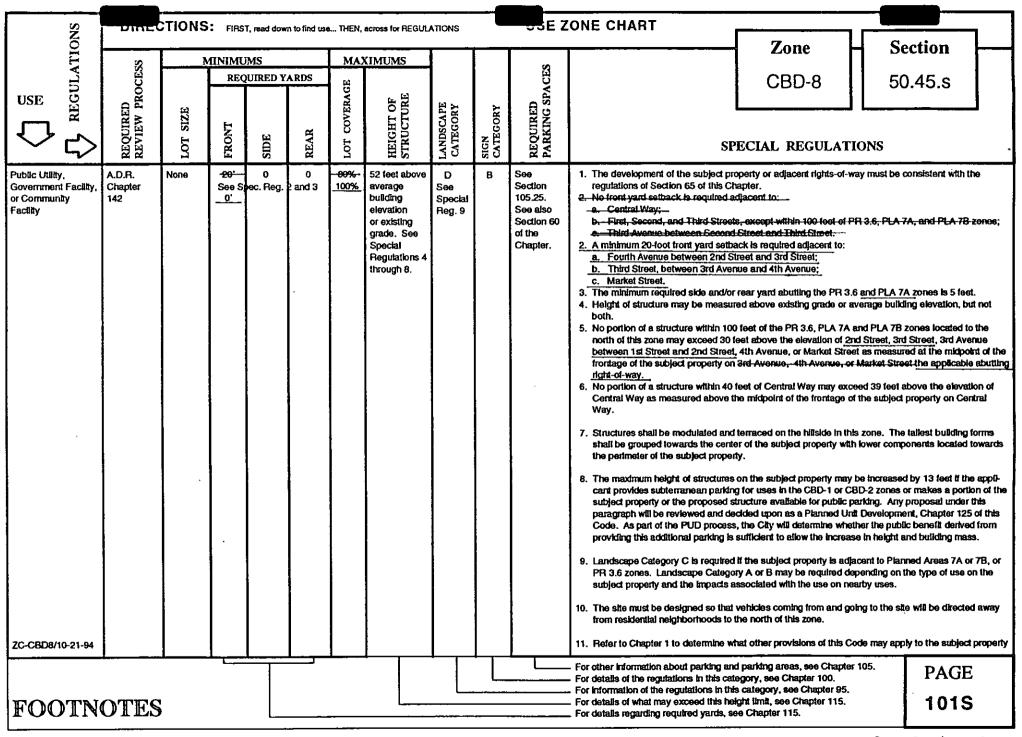
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ZC-CBD8/10-21-94	A.D.R. Chapter 142	None	-29:- See S _0:	O Sec. Reg.	0 2 and 3	-86% 100%	52 feet above average building elevation or existing grade. See Spectal Regulations 4 through 8.	D See Spectal Reg. 14	D	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No front yard cestback to required adjacent to: a. Central Way; b. First, Second, Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; o. Third Avenue between Second Street and Third Street. 2. A minimum 20-foot front yard setback is required adjacent to: a. Fourth Avenue between 2nd Street and 3rd Street; b. Third Street, between 3rd Avenue and 4th Avenue; c. Market Street. 3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet. 4. Height of structure may be measured above existing grade or average building elevation, but not both. 5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of it frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street at the applicable abuttingth-of-way. 6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. 7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located toward the perimeter of the subject property. 8. The maximum height of structures on the subject property may be increased by 13 feet if the explicant provides subtermanean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will deter
				$\overline{}$		· · · · ·	•	•			- For other information about parking and parking areas, see Chapter 105 For details of the regulations in this category, see Chapter 100 PAGE
FOOTN	OTES	<u> </u>									For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

													
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ZC-CBD8/10	D-21- 94	A.D.R. Chapter 142	None	-20' Sae S 0'	0 ec. Reg.	O Pand 3	80% 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 13	В	1 per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 12. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No front yard estback is required adjacent to: a. Cortral Way: b. First, Second, and Third Streets, except within 100 feet of FR 3.6, PLA 7A, and PLA 7B zo. c. Third Avenue between Second Street and Third Street, a. Fourth Avenue between 2nd Street and 3rd Street; b. Third Street, between 3rd Avenue and 4th Avenue; c. Market Street. 3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet. 4. Height of structure may be measured above existing grade or average bulkling elevation, but both. 5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street above the elevation for the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable in sight-of-way. 6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation Central Way as measured above the midpoint of the frontage of the subject property on Central Way. 7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building for shall be grouped towards the center of the subject property may be increased by 13 feet if the scant provides subteranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion subject property or the proposed structure available for public parking. Any proposal under the paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 or Code. As part of the PUD process, the City will determine whether the public benefit derived in provides subteranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion stoled. As part of the P	not the ue t of the abutting on of rail suppli- n of the sis of this from buts s must venue.
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												- For other information about parking and parking areas, see Chapter 105. - For details of the regulations in this category, see Chapter 100. - For information of the regulations in this category, see Chapter 95.	ļ
FOO	TN	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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S S SEGULATIONS	REQUIRED REVIEW PROCESS			UIRED Y	ARDS	COVERAGE		IPE RY	RY RY	REQUIRED PARKING SPACES		CBD-8	50.45.0
\Box	REQUIR	LOT SIZE	FRONT	SDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIR PARKIN	SPECL	AL REGULATIONS	
School, Daycare Center or Mini-School or Daycare Center	A.D.R. Chapter 142	Копе	30 ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° °	O Sec. Reg.	0 2 and 3	100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D	8	See Section 105.25. See also Section 60 of this Chapter.	1. The development of the subject property regulations of Section 65 of this Chapter. 2. No front yard setback is required adjacent e Central Wayy. b. First, Second, and Third Streets, exect. C. Third Avenue between Second Street 2. A minimum 20-foot front yard setback is real. Third Street, between 2nd Street at b. Third Street, between 3rd Avenue and c. Market Street. 3. The minimum required side and/or rear yard. Height of structure may be measured abouth. 5. No portion of a structure within 100 feet on north of this zone may exceed 30 feet about between 1st Street and 2nd Street, 4th Ardifordage of the subject property on 3rd Avening the order of the subject property on 3rd Avening the order of Central Way as measured above the mid Way. 7. Structures shall be modulated and terrace shall be grouped towards the center of the the perimeter of the subject property. 8. The maximum height of structures on the cant provides subterranean parking for us the subject property or the proposed structure paragraph will be reviewed and decided to Code. As part of the PUD process, the Coproviding this additional parking is sufficient in the subject property abuts Third Avenue Avenue, the site and buildings must be determined to Third Avenue and Fourth Avenue.	and Third Street. and Third Street. and Third Street. and adjacent to: and add Street; d 4th Avenue; and abutting the PR 3.6 and Pl and abutting the PR 3.6 and Pl and abutting grade or average in the PR 3.6, PLA 7A and PLA ove the elevation of 2nd Street venue, or Market Street as me venue, 4th Avenue, or Market Central Way may exceed 39 f point of the frontage of the suf- ded on the hillside in this zone, a subject property may be increase in the CBD-1 or CBD-2 zo cture available for public parking upon as a Planned Unit Develocity will determine whether the and to allow the increase in heil as coming from and going to the th of this zone.	A 7A zones is 5 feet. A 7A zones is 5 feet. building elevation, but not 7B zones located to the 3rd Street, 3rd Avenue asured at the midpoint of the Street-the applicable abutting eet above the elevation of ject property on Central The tailest building forms components located towards assed by 13 feet if the appli- less or makes a portion of g. Any proposal under this pment, Chapter 125 of this bublic benefit derived from ght and building mass. e site will be directed away
ZC-CBD8/10-21-94						1						INCLUDED ON NEXT PAGE	Revised 4/93
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SSECULATIONS	PROCES		REQ	UIRED Y	ARDS	RAGE	of RE	B		SPACES	CBD-8 50.45.q
\triangle	REQUIRED REVIEW PROCESS	lot size	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Stacked or Attached Dwelling Units	A.D.R. Chapter 142	None	- 20' -	O ecc. Reg.	0 2 and 3	-80% 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D	A	1.7 per unit. See Section 60 of this Chapter.	1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. No front yard setback is required adjacent to: a. Central Way: b. First, Second, and Third Streets, except within-160 feet of PR 3.6, PLA 7A, and PLA 7B zones; c. Third Avenue between Second Street and Third Street. 2. A minimum 20-foot front yard setback is required adjacent to: a. Fourth Avenue between 2nd Street and 3rd Street; b. Third Street, between 3rd Avenue and 4th Avenue; c. Market Street. 3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet. 4. Helgit of structure may be measured above existing grade or average bulkling elevation, but not both. 5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way. 6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way. 7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. 8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a Pianned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will
ZC-CBD8/10-21-94											REGULATIONS CONCLUDED ON NEXT PAGE Revised 4/93
						•					For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95.
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.

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REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS .				
Public Transit Shelter	None	⊷ None	0	0	0	100%	15 feet above average building elevation.	-	See Spec. Reg. 2	None.	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safet problems. May install transit route and information signs and markers.				
Public Park	A.D.H. Chapter 142	None		e determi se-by-case	1	•	52 feet above average building elevation. See Special Regulations 2 through 6.		8	See Section 105.25. See also Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. Height of structure may be measured above existing grade or above average building elevation, but not both. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting to I-way. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way, as measured above the midpoint of the frontage of the subject property on Central Way. Structures shall be modulated and terraced on the hiliside in this zone. The taliest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property. The maximum height of structures on the subject property may be increased by 13 feet if the apparagraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass. The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. 				
ZC-CBD8T/5-4-94											Revised 4/9				
FOOTN	OTES	<u>'</u>	•								PAGE For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.				



PUBLICATION SUMMARY OF ORDINANCE NO. 3436

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-94-24) AS IT RELATES TO PORTIONS OF CBD-6, CBD-7, CBD-8, PLA 13A AND PLA 13B.

Section 1. Amend or adds to the following chapters of the Zoning Code:

PLA 13A, Section 60.70:

Clarifies under what circumstances commercial expansion may occur, and adds development standards to reduce impacts on residential uses. Delete the requirement prohibiting access onto 120th Avenue N.E.. Add that on Lot 6, automobile service areas, body shops, customer parking is not permitted. Reduce the front yard setback from 40 feet to 20 feet for vehicle service stations. Change the review process for all uses except vehicle service stations from a Process IIA to no review process.

PLA 13B, Section 60.70:

Add a vehicle storage use to be allowed on Lot 7 if it is ancillary to an automobile use on Lot 6 in PLA 13A. Change the required review process from a Process IIA to a Process I for office, church, convalescent center/nursing home, public utility, and government facility.

CBD-6, Section 50.35:

Clarify that structures within 40 feet of a property line along 7th Avenue must not exceed a height of 25 feet, and within 40 feet of the property line along 5th Street, north of 6th Avenue, must not exceed a height of 30 feet. Reorganize and add new Use Zone Charts for each use.

CBD-7, Section 50.40:

Reduce the front yard setback from 40 feet to 20 feet for vehicle service stations in order to encourage more pedestrian access from the sidewalk.

CBD-8. Section 50.40:

Change the lot coverage from 80% to 100%. Eliminate the 20 foot front yard setback except for parcels along 4th Avenue between 2nd Street and 3rd Street; 3rd Street between 3rd Avenue and 4th Avenue; along Market Street. Clarify along which streets height should be limited within 100 feet of PR 3.6, PLA 7A and PLA 7B.

<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.

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

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 1st day of November, 1994.

I certify that the foregoing is a summary of Ordinance No. 3436 approved by the Kirkland City Council for summary publication.

SUMM-ORD.OCT/JS:rk