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.

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

Section 3. 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

we Lussell

Attest:

Approved as to Form:

City Attorney

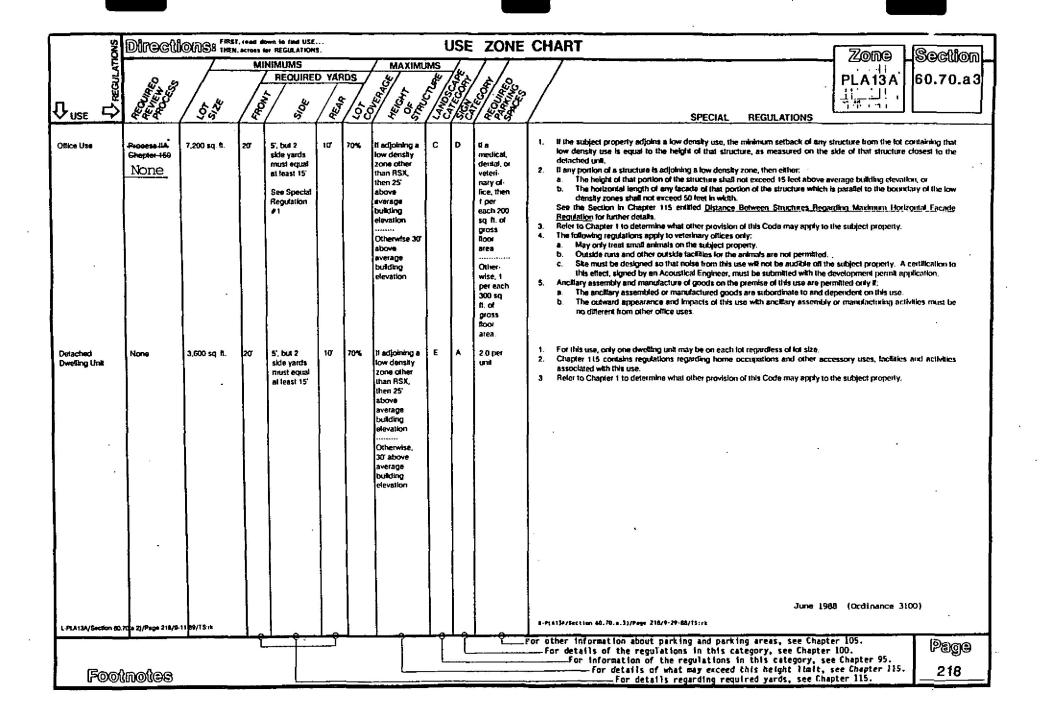
ORD94-24,OCT/JS:rk

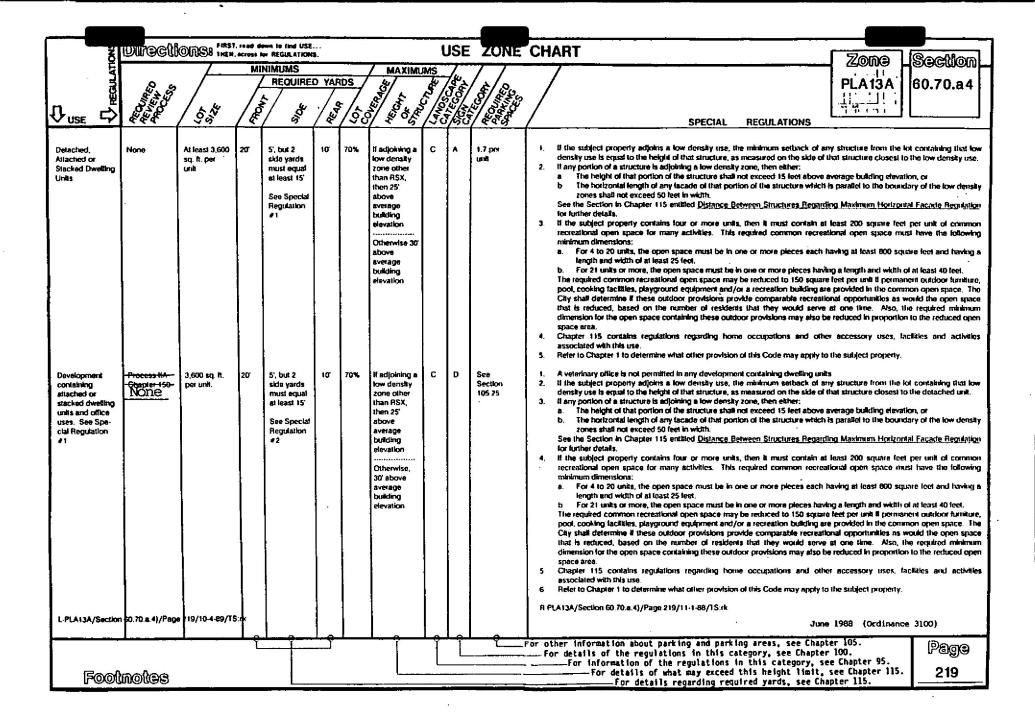
	asn REGULATIONS	DIRE	CTIONS	FIRS	T, read dow	m to find use	o THEN,	across for REGUL	ATIONS		USE Z	CONE CHART
	KI	82		MINIM	UMS		MA	XIMUMS		<u> </u>	83	Zone Section
	ΔĽ,	D PROCESS		RE	QUIRED Y	ARDS	8				SPACES	PLA 13A 60.70.a1
ı	USE S	8 4	SIZE				COVERAGE	URE URE	RY RY	≿	E S	
,	\Box	REQUIRED REVIEW P	LOT SE	FRONT	SIDE	REAR	LOT CO	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING	SPECIAL REGULATIONS
	Vehicle Service Station See Special Regulation #1	Process IIA Chapter 150	22,500 sq. ft.	20' See	15' on each side Special R	15' 9g's #2 ar	80% d #9	If adjoining a low density zone other than RSX, then 25' above	A See Spec. Reg. #12	E See Spec. Reg. #4	See Section 105.25	1. May develop this use only in conjunction with the as 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
								average building elevation.				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
								Otherwise, 30' above average building elevation.	,			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 Structures Regarding Maximum Horizontal Facade Regulation for further details.
	A retail	Process IIA	None	20'	10° on	10'	80%	li adjoining a	_	E	See	4. Free-standing signs and back-fit signs are not permitted along or oriented to 118th NE and 120th NE
	establishment providing new	Chapter- -150			each side			low density zone other	See Spec.	See Spec.	Section 105.25	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.
	vehicle or boat sale or vehicle or boat	None		Se	Special	Regulation	#2	than RSX, then 25'	Reg. #12	Reg. #4		6. May not access directly onto 118th NE e r 120th NE .
	service or repair.			i				above average				7. Parking and circulation must be coordinated with commercial development to the north.
	See Special Regulation #1							building elevation.			ļ	8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
						 		Otherwise, 30' above average building elevation.				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 yard. 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.
į							ļ				<u> </u>	The following regulation applies only to new vehicle or boat sales or vehicle or boat repair or service: a. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.
			1	1								11. On Lot 6, within Block 2, automobile service areas, body shops, and customer parking are not permitted.
	/10-13-9	ı	ļ									REGULATIONS CONTINUED ON NEXT PAGE
	- 			L								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE
	OTNOTES											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.

								NE	M/	THOSE	
နှ	DIREC	TIONS:	FIRST,	, read down	to find use	, THEN, •	cross for REGULA	TIONS		USE Z	ONE CHART Zone Section
ATION		M	INIMU	MS UIRED YA	RDS		IMUMS			CES	PLA 13A 60.70a2(a)
C S S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Vehicle Service Station A retail establishment providing new vehicle or boat sales or vehicle or boat service or repaircontinued Restaurant or Tavern See Special Regulation #1 Any retail establishment than those specifically listed in this zone, selling goods or providing services including banking and related financial services. See Special Regulation #1	Process IIA- Chapter 150 None Process IIA- Chapter 150 None 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 elevation Otherwise, 30' above average building elevation	A See Spec. Reg. #14 A See Spec. Reg. #14	E See Spec. Reg. #4 E See Spec. Reg. #4	1 per each 100 sq. fl. of gross floor area 1 per each 80 sq. fl. of gross floor area 1 per each 300 sq. fl. of gross floor area	12. Uses that abut a residential use must install a tandscape buffer consisting of a berm that is a minimum of 20 feet wide and 5 feet high at the center or an equal to or superior alternate design. The berm shall include tending, trees, and shrubs in sufficient size and specing to provide for screening of the views of the subject property from the abutting residential uses. 13. The site must be designed so that notes from the use will not be audible off the subject property. A certification to this effect, signed by an accustical engineer must be submitted with the development permit application. 14. The type of exterior lighting may be limited by the CPy to reduce glare on neighboring properties. See Section 115.50 entitled Glare Regulation. 15. May develop this use only in confunction with the expert of a pre-existing rotal establishment development located on the property in the commercial zone abutting the northern boundary of this zone. 26. If the subject property adjoins a non-retail use, the minimum estback 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 closes to the non-retail use. 27. If the height of that portion of the structure shall not exceed 15 feet above average building elevation, or 28. It any portion of a structure is adjoining a low density zone, then either: 29. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or 20. The height of that portion of the structure shall not exceed 50 feet in with. 21. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details. 22. Free-standing signs and back-till signs are not permitted along or oriented to 118th NE and 120th Ne mitigate the impacts of bulk and noise on surrounding uses. 23. If the chapter 1 to determine what other provision of this Code may apply to the subject properting and circuitation must be coordinated w
FOOTN	<u></u>	1	<u></u>								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

WEW PAGE

SE BEGULATIONS	DIREC	CTIONS	: FIRS	T, read dow	en to find use	o THÊN,	, across for REGULA	TIONS		USE Z	ZONE CHART	
TIC	. 82		MINIMU	JMS		MA.	XIMUMS			70	Zone Section	
OLA) SCE		REC	QUIRED Y	ARDS	뙲				ACE	PLA 13A 60.70.a2(b)	
USE 5	REQUIRED REVIEW PROCESS	널				COVERAGE	OF URE	æ Z	انځا	REQUIRED PARKING SPACES		
\ \\	UIR	SIZE	Ę	F-3	~		CHI	DSC. EGO!	EGO	KIK		
<u>\</u>	REG	LOT	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQ	SPECIAL REGULATIONS	186
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 retated financial services. —continued						•					 A delicatessen, bakery, or other similar use may include, as part of the use, accessory seating if a. The seating and associated circulation area does not exceed more than 10 percent of the griftoor area of the use; and b. 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 white waiting in line to be served. Ancillary assembly and manufactured goods on the premise on this use are permitted only if: The assembled or manufactured goods are directly retated to and are dependent upon this use and are evaliable for purchase and removal from the premise. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses. On Lot 6, within Block 2, automobile service areas, body shops, customer parking are not permited. Uses that abut a residential use must install a landscape buffer consisting of a berm that is a minimum of 20 feet wide and 5 feet high at the center, or an equal to or superior alternative designed by the subject property from the abutting residential uses. The site must be designed so that notes from the use will not be audible off the subject property, certification to this effect, signed by an acoustical engineer must be submitted with the developm permit application. The type of exterior lighting may be limited by the City to reduce glare an assignment properties. 	titled.
										9		
								ŀ				
ZC6070A2/10-13-94												
											For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. PAGE	
FOOTN	FOOTNOTES										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.	

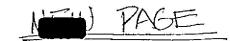




SXS	Dirəcti	ONS THEM	, reed do	wn to find USE # REGULATION	 S.			ι	JSE	ZONE	CHART Zone Section
中 中 中 中 中 中 中 中 中 中 中 中 中 中	2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	\$ 5 83	MIN	REQUIRE	D YAF	7	MAXIMI S S S S S S	IMS			
Church	Process IIA Grapter 150 NONE	7,200 sq ft.		20' on each skle See Special Regulation #1	20	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	1	В	1 for every 4 people based on maxl-mum oc- cupancy load of any area of wor-ship See Spec Reg #4.	1. If the subject property adjoins a low density use, the minimum setback of any structure from the foll 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. 2. If any pontion 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 txikting elevation, or b. The horizontal tength of any facade of that portion of the structure which is paraflel 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 Regulation</u> for further details. 3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. 4. No parking is required for day-care or shoool ancillary to the use.
School or Day Care Ceriler	Proces IIA-Ghapter-150-None	7.200 sq ft.	50 or n childre 50'	se can accompore students of them- 50 on each akke se can accompostudents of a 20 on each side. Otherwise Students of the side of them accomposite side of the accomposite side of them accomposite side of the accomposite side of the accomposite side of the accomposite side of them accomposite side of the accomposite side of the accomposite side of them accomposite side of the acco	50'		II adjoining a low density zone other than RSX, then 25 above average building elevation. Otherwise, 30 above average building clevation.	O	В	See Section 105 25	1. If the subject property adjoins a low density use, the minimum settack of any structure from the lot containing 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. 2. May locate on the subject property only 8— a. It will serve the immediate neighborhood in which it is located; or b. It will not be detimental to the character of the neighborhood in which it is located. 3. A 6 tool high fence is required only along the property lines adjacent to the outside play areas. 4. Hours of operation may be limited to reduce impacts on nearby residential uses. 5. Structured play areas must be set back from all property lines as follows: a. 20 leet it this use can accommodate 50 or more students or children. b. 10 leet it this use can accommodate 50 or more students or children. c. Otherwise, 5 leet 5. 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 attendess 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 fungacts on any nearby residential uses. 7. May include accessory thing facilities for staff persons 8. If any portion of a structure is adjoining a low density zone, then either. a. The height of that pontion of the structure shall not exceed 15 toet above average building elevation, or b. The hocizontal length of any facade of that pontion of the structure which is parallel to the bourniary of the low density zones shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maxingm Horizontal Facade Regulation for further details 9. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property. The location of parking and passenger loading areas shall be designed to enqual the l
L-PLATJ4/Section	60.70.a.57/Page 2	20, V-22-88/15:dc	_								June 1988 (Ordinance 3100) E-PLB134/Section 60.70.6.51/Page 220/9-29-88/15:rk
[F@@	lnoles		Ê							¥	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.

SS	DIREC	TIONS	: FIRS	T, read down	n to lind use	THEN,	across for REGUL	ATIONS		USE 7	ONE CHART
91	S	N	HINIMU	MS		_MA	KIMUMS	<u> </u>		<u> </u>	Zone Section
LA.	CES		REC	UIRED Y	ARDS	3.E				I SO	PLA 13A 60.70.a7
C SEGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Center or Nursing	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 Ithan RSX, Ithen 25' above average building elevation. Otherwise, 30' above average building elevation above average building 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 Chapter 150 None Process IIA Chapter 158 None	None	20'	20' on each side 10' on each side	10'	70%	If adjoining a tow density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above 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 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. For a Government Facility use, Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.
Public Iransit Shelter	None	None	None	None	None	100%	15' above average building elevation		See Spec. Reg. #2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May Install transit route and information signs and markers. Heyised 9/6
FOOTN	OTES	ł	<u> </u>		l	<u></u>					For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

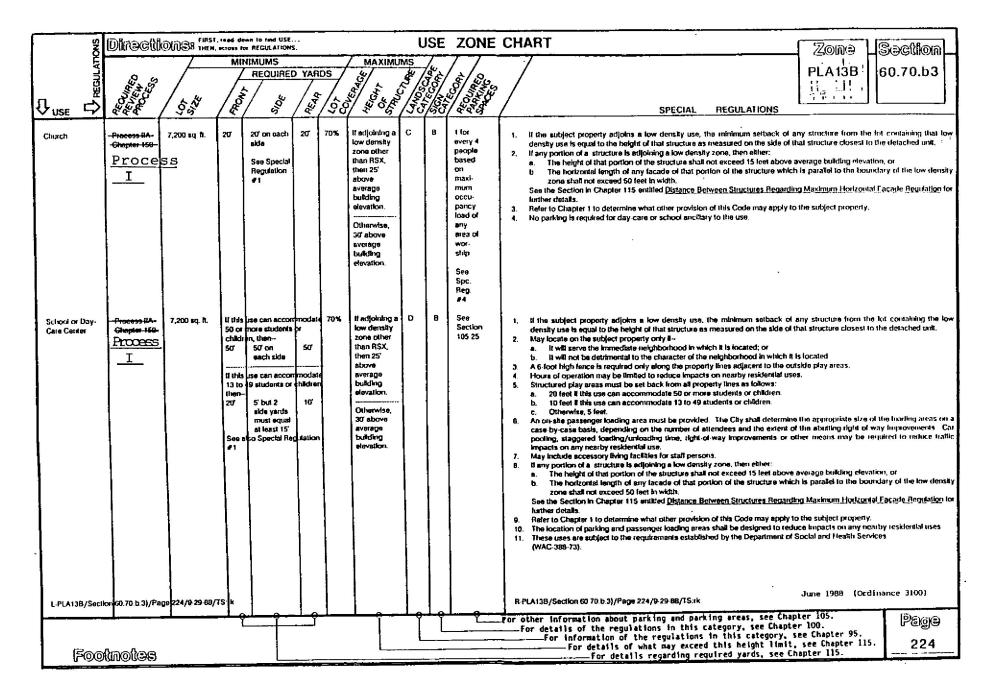
NS NS	DIREC	TIONS	FIRS	T, read down	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
SS SEGULATIONS	<u>'0</u>		IINIMU	IMS		MA	XIMUMS		Γ	1	Zone H Section
[A]	ESS			UIRED Y	ARDS		Milenis	1	į	CES	PLA 13B 60.70.b2(a)
USE 5	D PROCESS					YG.	도 달		İ)V49	FLA 130 00.70.02(a)
Market Market	¥ ED	SIZE				COVERAGE	0 10	ORY	ORY	NG KED	
	REQUIRED REVIEW PI		FRONT	E	REAR	2	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CONTINUE ATTIONS
_ 5/	E E	101	똢	SIDE	RE	LOT	ST	₹5	្ត្រ	P R	SPECIAL REGULATIONS
Office Use	Process IIA-Chapter	7,200 sq. ff.	20'	5', but 2 side yards must equal at least 15'. See Special Regu- lation #1	10'	70%	if adjoining a low density zone other than RSX, then 25' above average building elevation. Ciherwise, 30' above average building elevation.	С	D	If a Medical, Dertial, or Veterinary Office, then 1 per each 200 sq. fl. of gross floor area. Ctherwise, 1 per each 300 sq. fl. of gross floor area.	 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 whith. 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. The following regulations apply to veterinary offices only: May only treat small animals on the subject property. Cutside runs and other outside facilities for the animals are not permitted. Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application. Ancillary assembly and manufactured goods on the premise of this use are permitted only if: The assembled or manufactured goods are subordinate to and dependent on this use. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.
10-25-94											
			-								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
ATOU'L	OTES			L			<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.



NS	DIREC	CTIONS	FIRS	T, read dow	m to find use	a THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
S SEGULATIONS			MINIMU	JMS_		MA	XIMUMS	<u> </u>			Zone Section
ice of	ROCE		REC	UIRED Y	ARDS	IGE	₩.			ACE	PLA 13B 60.70.b2(b)
SE C	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE	SIGN	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Vehicle Storage See Special Regulation #1	Process I	None	20'	5'	10'	80%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	See Spectal Reg. #7	None. See Spec, Reg. #3	See Section 105.25	 This use is only permitted on Lot 7 within Block 2 if it is anciliary to the existing land use on Lot 6 in PLA 13A. When the use on Lot 6 is no longer associated with the automobile sales and service establishment abutting NE 85th Street zoned BC, the use of Lot 7 must cease. Vehicular access to 118th Avenue NE is prohibited. Signs are prohibited. See also the Section in Chapter 115 entitled Outdoor Use Activity and Storage for further regulations. The type of exterior lighting may be timited by the City to reduce glare on neighboring properties. See Section 115.50 entitled Glare Regulation. The site must be designed so that noise from the use will not be audible off the subject property. A certification to this effect, algned by an acoustical engineer, must be submitted with the development application. Uses that add a residential use must install a landscape buffer consisting of a berm that is a minimum of 20 feet wide and 5 feet high at the center of an equal to or superior atternate design. The berm shall include tencing, trees, and shrubs in sufficient size and spacing to provide for screening of the views of the subject property from the abutiling residential uses.
ZC6070B2/10-25-94					<u> </u>		<u> </u>		<u> </u>		
FOOTNO	OTES		-								For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.



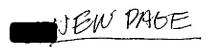
Š	DIREC	CHOIT	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
S S REGULATIONS	S	N	IINIMU	JMS		MAX	KIMUMS	Γ			Zone Section
L.A.	CES		REC	UIRED Y	ARDS			1		SE	PLA 13B 60.70.b2(c)
USE 💆	PRO					COVERAGE	~ 3			SPA	1 2 (102)
	IREE SW	SIZE	-			OVE		2000	, SORY	ING ING	
$\langle \vee \rangle$	REQUIRED REVIEW PROCESS	LOT	FRONT	SIDE	REAR	101	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
~				-				f	1		
Development Containing Attached	Process IIA Chepter	3,600 sq. ft.	20'	5', but 2 side	10*	70%	if adjoining a low density	C	D	See Section	A veterinary office is not permitted in any development containing dwelling units.
or Stacked Dwelling Units and Office	Process I	per unit		yards must			zone other than RSX,			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
Uses				equal at least			then 25' above				structure closest to the detached unit.
See also Special Regulation #1				15'.			average building elevation.		<u>.</u>		 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
				See Special							b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary
ļ				Regu- lation			Otherwise, 30' above				of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum
				#3			average building				Hortzontal Facade Regulation for further details.
						Tage	elevation.				 If the subject property contains four or more units, then it must contain at least 200 square feet per unit of common recreational open space for many activities. This required common recreational open
				ŀ							space must have the following minimum dimensions: a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square
ļ											feet and having a length and width of at least 25 feet.
T.										150	 For 21 units or more, the open space must be in one or more pieces having a length and width of at least 40 feet.
											The required common recreational open space may be reduced to 150 square feet per until if permanent outdoor furniture, pool, cooking facilities, playground equipment and/or a recreation
											building are provided in the common open space. The City shall determine it these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the
						ŀ	1				number of residents that they would serve at one time. Also, the required minimum dimension for the open space containing these outdoor provisions may also be reduced in proportion to the reduced
							ŀ		ł		open space area.
											 Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.
									1	1	Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.
				1]						o. Trade to chapter 1 to determine what during provident of this code may apply to the starbox property.
]						
1					1						
ZC6070B2/10-25-94	<u> </u>	<u> </u>	<u> </u>		<u> </u>		<u> </u>	<u></u>	<u> </u>	Ц,	
									L		For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100.
	مستعط							L			For Information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115.
FOOTN	CHES			L							For details regarding required yards, see Chapter 115.



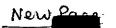
NS	DIREC	TIONS	FIRST	, read down	to find use	THEN, A	cross for REGULA	TIONS		USE Z	ONE CHART Zone Section
TIO	92	N	IINIMU	MS		MAX	IMUMS			S	
)LA	CES		REQ	UIRED Y	RDS	됞				SPACES	PLA 13B 60.70.b5
A SS REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPECIAL REGULATIONS
Convalescent Center or Nursing Home	Process IIA- Chepter- 160 - Process 	7,200 sq. ff.	20'	10' on each side. See Special Reg.	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation elevation above average building 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 ITrocess IIA Chapter 150 Process	None	20'	20' on each side ctal Regu 10' on each side ctal Regu	10*	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation 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 aide of that structure closest to the detached unit. It 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 Transli Shelter	None	None	None	None	None	100%	t5' above average building elevation		See Spec. Reg.	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 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 limit, see Chapter 115. For details regarding required yards, see Chapter 115.



Š	DIREC	CTIONS	: FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
VII0N	S		MINIMU	īMS .		МА	XIMUMS			s e	Zone Section
S SEGULATIONS	REQUIRED REVIEW PROCESS	SIZE	REC	UIRED Y	ARDS	COVERAGE	OF	IPE RY	RY	ED G SPACES	CBD-6 50.35.a
\Box	REQUIR	LOT SI	FRONT	SIDE	REAR	гот со	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN	REQUIRED PARKING S	SPECIAL REGULATIONS
Restaurant See Special Regulation 2 Fast Food Restaurant 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° ectal Reg	10' ulation 4	80%	78 feet above average building elevation. See also Special Regulation 4.	D See Special Reg. 8	E	One per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter. One per each 100 sq. ft. of gross floor area. See Section 60 of this Chapter.	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. These uses are only permitted south of Sbth 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. 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 botween Central Way and Areas to the north of this zone, consistent with the major pedestrian routes in the Downtown Ptan chapter of the Comprehensive Plan. 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 Sthts Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest builking 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 perking must be on Central Way or Fith or Sbth Streets south of Sbth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sbth Avenue. The City may require that areas of the northeestern and southeastern portions of the subject property be developed with pedestrian scale amenalies and landscaping to enhance the entryway into the Central Business District. Access for drive-through facilities must be approved by the Public Works Department. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.<!--</td-->
FOOTN	OTES	<u> </u>			<u></u>						For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.



SZ	DIREC	CTIONS	FIRS	T, read dow	n to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART		
TIOL		J	MINIMU	MS		MA	XIMUMS	1	<u> </u>	, re		Zone H	Section
ULA	CES		REC	UIRED Y	ARDS	GE				SPACES		CBD-6	50.35.b
A S S REGULATIONS	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SP	SPE	ECIAL REGULATION	
Any Retail Establishment, other than those	If the structure exceeds 65'	None	20' See Sp	10' ectal Reg	10° utation 4	80%	78 feet above average building	D See Special	E	One per each 350 sq. ft. of	The development of the subject prop regulations of Section 65 of this Cha		must be consistent with the
specifically listed, timited or prohibited in this Zone, selling goods or providing services, including	above everage building elevation, then						elevation. See also Special Regulation	Reg.		gross floor area. See Section 60 of this	These uses are only permitted south located north of 6th Avenue provided 5th Street north of 6th Avenue.	d that the parking structures are	not visible from 7th Avenue or
banking and related financial services. See Special Regulation 2 and 3.	Process IIA, Chapter 150, and A.D.R.	·					4.		į	Chapter.	Vehicle and/or boat sale, repair, ser As part of the development approval setbacks. The development shall proofulated and terrace	I, the City may permit a decrea- rovide significant openness adj	e or require an increase in acent to Sixth Street and building
Hotel or Motel. See Special Regulation 2.	Chapter 142. Otherwise.							D See Special	E	One for each room. See Spec.	building forms shall be grouped towards the perimeter of the subject	property.	
neguaion 2.	A.D.R. Chapter 142.							Reg. 11		Reg. 12. See Section 60 of this Chapter	 The entire zone must be physically in design and development of the subju- and between Central Way and areas routes in the Downtown Plan chapte 	ect property must provide pede s to the north of this zone, cons	strian linkage through this zone
Entertalnment, Cultural and/or Recreational								D See	E	See Section 105,25 and	 Vehicular access for these uses and must be on Central Way or Fifth or S required to install traffic diverters or associated with subject property awa 	South Streets south of Stath Ave employ other mechanisms to di	nue. The applicant may be rect non-residential traffic
Facility. See Special Regulation 2.								Spec. Reg. 11		Section 60 of this Chapter.	The City may require that areas of the property be developed with pedestrict into the Central Business District.		
											Ancillary assembly and manufacture establishment it: The assembled or manufactured are available for purchase and re	I goods are directly related to a emoval from the premises.	nd dependent upon this use, and
			,								 The outward appearance and im activities must be no different fro 	pacs of this use with ancillary and other retail uses.	assembly or manufacturing
						3					A use involving the preparation and seating it: The seating and associated circuit.		
ZC-5035A/10-20-94											area of this use; and REGULATIO	NS CONTINUED ON NEXT PA	GE .
											For other information about parking and p For details of the regulations in this categories in the categories of the regulations in this categories.	gory, see Chapter 100.	PAGE
FOOTNO	OTES			<u> </u>					-		For details of what may exceed this height For details regarding required yards, see	ht fimit, see Chapter 115.	99B



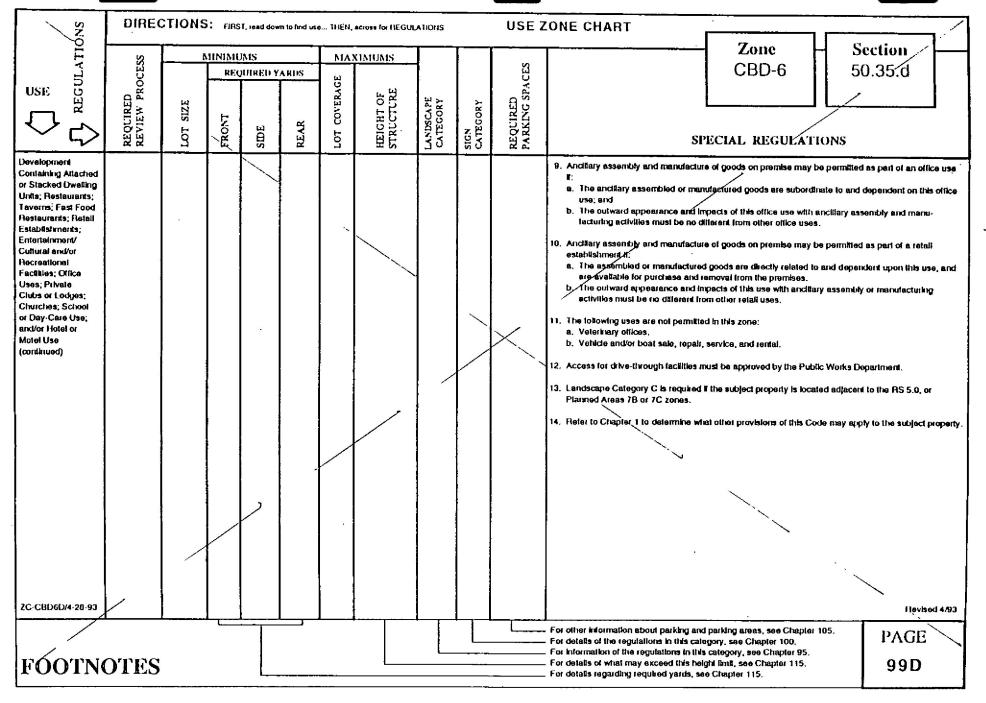
SNO	DIREC	CTIONS	FIRS	T, read dow	n to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
) JII	SS	!	MINIMU	JMS	-	MA	XIMUMS			'0	Zone [1] Section
JLA	sac		REC	QUIRED Y	ARDS	35				CES	CBD-6 \(\frac{1}{2} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac
as REGULATIONS	ED PR(函				COVERAGE	OF URE	E FE	<u>≿</u>	SP.	
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT 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 from being expanded.
specifically listed, limited or prohibited		1									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											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 Regulation 2.		i									 Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
(continued) Entertainment, Cultural and/or Recreational Facility. See Special				:							
Regulation 2. (continued)											
						!					
, .											
ZC-5035C/4-11-94											
			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.
FOOTN	OTES						<u> </u>				For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115. 99C



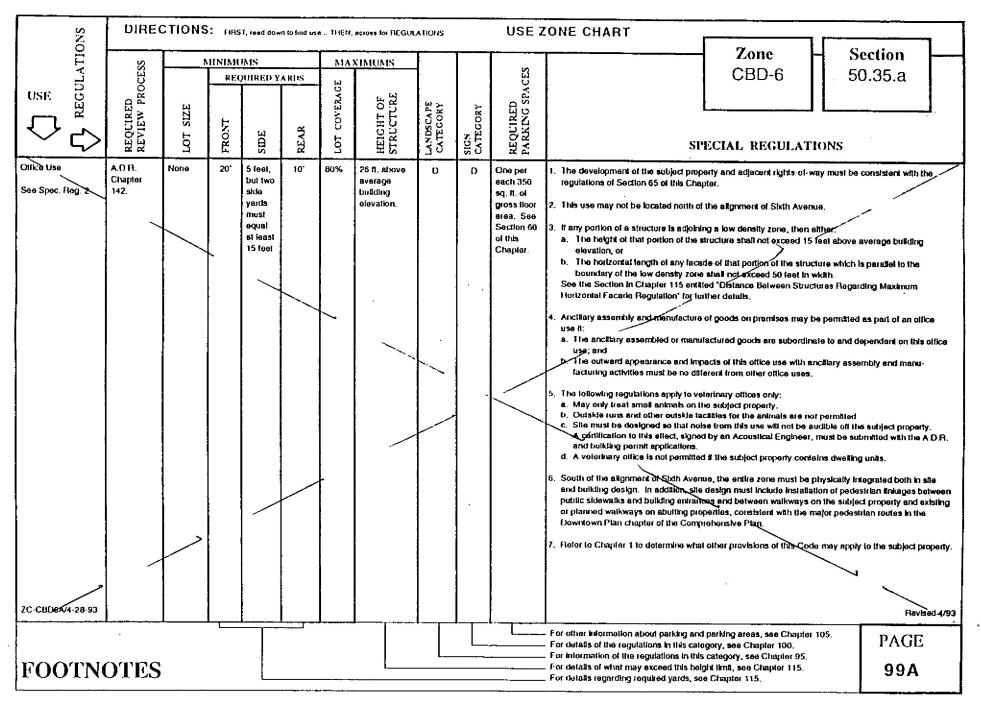
SX	DIREC	TIONS	: FIRS	T, read dow	n to lind use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
SE REGULATIONS	, ⁸	N	IINIMU	IMS		MA	XIMUMS	T	1	Ŋ	Zone Section
USE 9			REC	UIRED Y	ARDS	, CE				PACE	CBD-6 50:35.c
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
Development Containing Attached or Stacked Owelling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/ Cultural and/or Recreational Facilities; Office Uses; Private Clube or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use See Special Regulation 4	If the sinucture exceeds 65' above everage building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142	None	20' See St	10' nctal Reg	10' Jlation 3	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 algorificant openness adjacent to Sorth Street and building form shall be produkted 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 portion 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 mikiport 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 siteched dwelling units facing on and oriented toward Seventh Avenue and Fitth Street north of Sixth Avenue. Non-residential use one permitted in this use listing must only occupy the southern portion of the site and must be generally oriented towards Central Way and Sixth Street. No non-residential use nor any components for any non-residential use may be located on nor oriented toward Seventh Avenue. In 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 front of Sixth Avenue. The applicant may be required to install traffic divertage or employ other mechanisms to direct non-residential reffic associated with subject property way from areas north of Sixth Avenue. The applicant may be required to install traffic divertage or employ other mechanisms to direct non-residential firtilic associated with subject property way from areas north of Sixth Ave
FOOTNO	OTES										For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

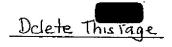
0-3436

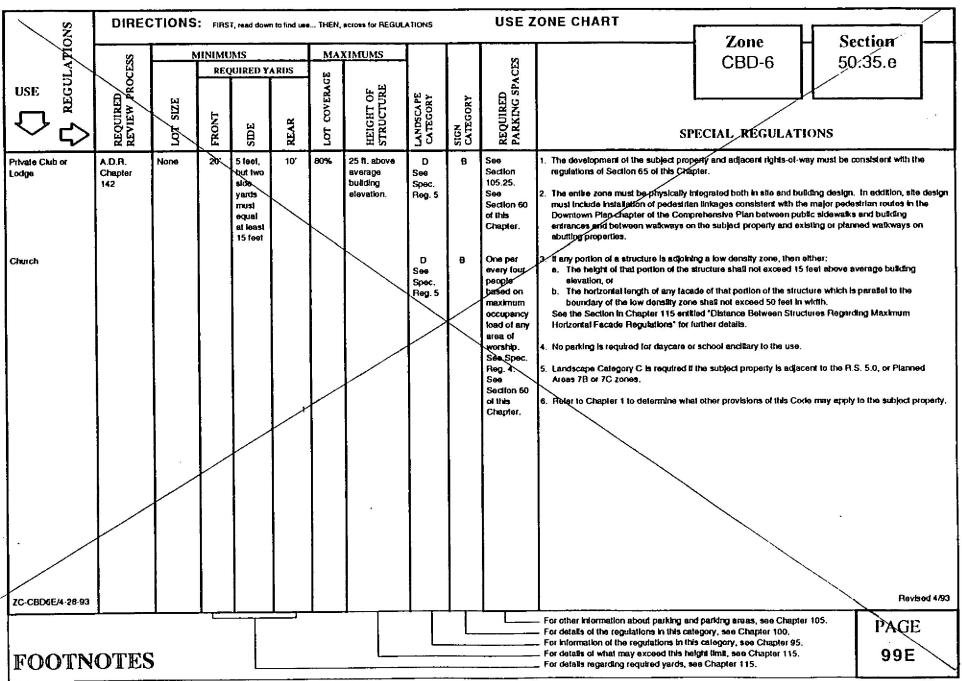




SZ	DIREC	CTIONS	FIRS	T, read dow	n to find use	e THEN,	, across for REGUL	ATIONS		USE Z	ONE CHART
	s	P	MINIMU	JMS		MA	XIMUMS	<u> </u>		100	Zone Section
S S SEGULATIONS	ROCES		RE(QUIRED Y	ARDS	AGE	r. ¤) SPACES	CBD-6 50.35.d
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING S	SPECIAL REGULATIONS
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° Botal Fleg	10° tlation 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 gress floor erea. 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 be consistent with the regulations of Section 65 of this Chapter. These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may located north of 6th Avenue provided that the parking structures are not visible from 7th Avenue of 5th Street north of 6th Avenue. Veterinary offices are not permitted in this zone. As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant operness adjacent to Sixth Street and butkling form shall be modulated and terraced up from the east and south portions of the site. The taliest butkling forms shall be grouped forwards the center of the subject property with lower components towards the perimeter of the subject property. 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. Vehicutar access for this use and components of this use, including subterranean parking, must be on Central Way or Firth 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 we 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 landscaping to enhance the entryway into the Central Business District. Ancillary assembly and manufacture of goods on premise may be permitted as part of an office use; and The outward appearance and impacts of this offi
ZC-5035A/10-20-94											 Refer 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. 990 990

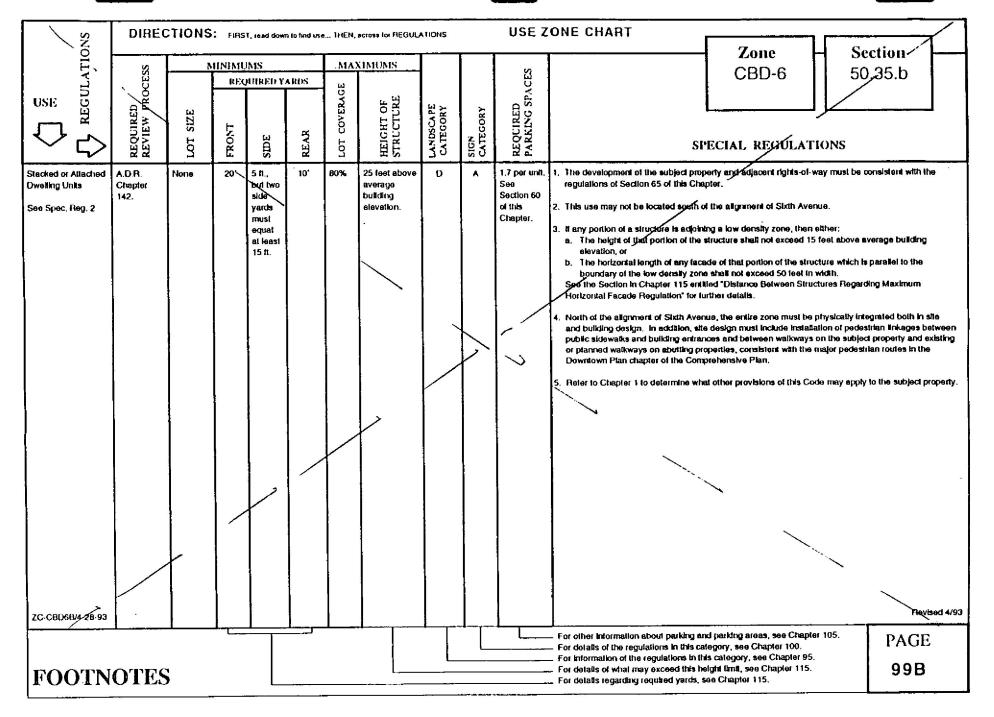


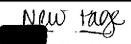




New Yage

AR EGULAT OUTRED AR SUCTURE COVERAGE T SIZE T COVERAGE T COVE		
Detached, Stacked, or Attached Dwelling Unals See Special Regulation 2 See Special Regulation 2 See Special Regulation 2 See Special Regulation 3 See Special Regulation 4 See Special Regulation 5 See Special Regulation 5 See Special Regulation 6 See Special Regulation 7 See Special Regulation 8 See Special Regulation 9 See Special Regulation		
Detached, Stacked, or Attached Owelling Unitary Unitary See Special Regulation 2 See Special Regulation 2 See Special Regulation 2 See Special Regulation 3 See Special Regulation 4 Chapter 150, and A.D.R. Chapter 142. Otherwise, A.D.R. Chapter 142.	Zone H'' &	seetion 5
Detached, Stacked, or Attached Dwelling Chats around the Structure of Actached Dwelling Chats average average average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142. Citerwise, A.D.R. Chapter 14	CBD-6 5	0.35.e //
or Attached Dwelling Units See Special Regulation 2 See Special Regulation 2 See Special Regulation 2 See Special Regulation 3 A D R. Chapter 150, and A D R. Chapter 142. Citherwise, A D.P. Chapter 143. Citherwise, A D.P. Chapter 142. Citherwise, A D.P. Chapter 142. Citherwise, A D.P. Chapter 143. Citherwise, A D.P. Chapter 144. Citherwise, A D.P. Chapter 142. Citherwise, A D.P. Chapter 143. Citherwise, A D.P. Chapter 144. Citherwise, A D.P. Ch	CIAL REGULATIONS	•
Planned Areas 7B or 7C zones.	permitted above the ground floor. Ject property within 40 teet of Severage and 30 feet in height above average but 2 side yards must equal at least a City may permit a decrease or recite significant openness adjacent to brom the east and south portions of the center of the subject property where the center of the subject property where the center of the subject property of the center of the subject property of the subject property on Fifth Structure on the subject property on Fifth Structure for the subject property of the subject prop	with Avenue or Fitth S
ZC-5035E/5-23-94		
For other information about parking and For details of the regulations in this category, see Computer of the regulations in this category. For details of what may exceed this height limit, see For details regarding required yards, see Chapter of the computer of the regulations in this category.	y, see Chapter 100. egory, see Chapter 95. Imit, see Chapter 115.	PAGE 99E





SX	DIREC	TIONS	: FIRS	T, read dow	m to find use	e THEN,	across for REGUL	ATIONS		USE Z	Zone Zone Zone
TIO	S	1	MINIMU	IMS		MA	XIMUMS			တ္	Zone H Section
asn REGULATIONS	SES		REC	QUIRED Y	ARDS	GE				SPACES	CBD-6 50.35.f
SE C	REQUIRED REVIEW PROCESS	EOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SI	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' iulations	80%	78 feet above average building elevation. See also Special Regulations 2 and 4	D See Special Reg. 7		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 bur form 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 components 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 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue, No portion of a structure on the subject property within 40 feet 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 tinkage through this zone and between Central Way and Areas to the north of this zone, consistent with the major pedestrial 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 a
ZC-5035F/5-23-94							es es				Services (WAC 388-73, 388-150, and 388-155). 13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject proper
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.

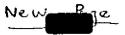
Delote Prope

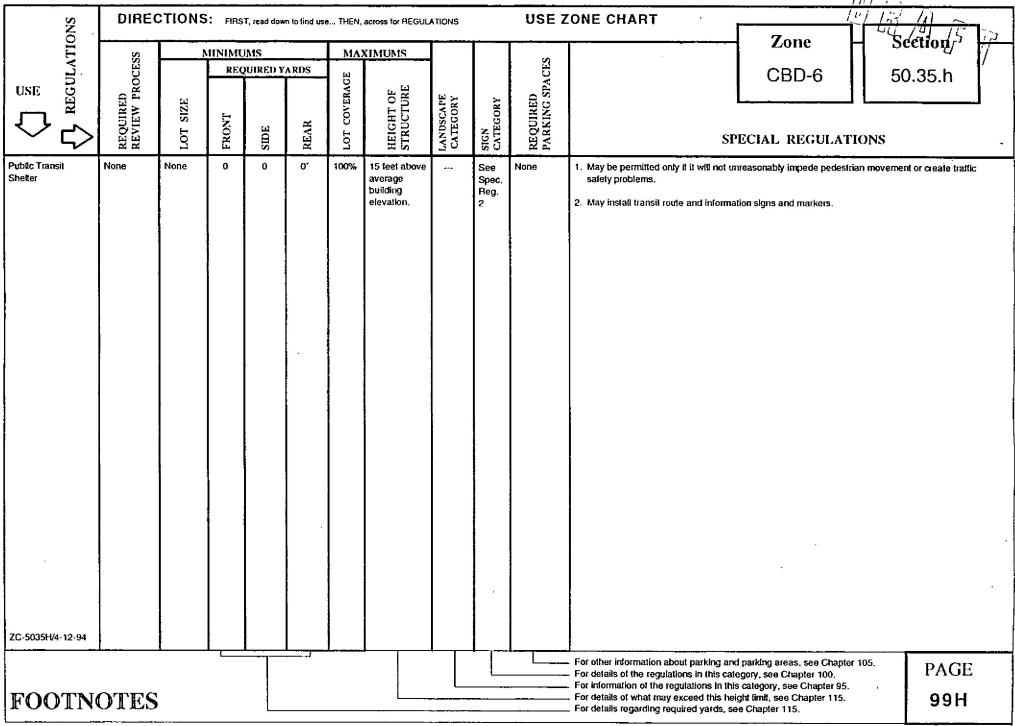
SNC	DIREC	CTIONS	FIRS	T, read down	n to find us	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
aso SEGULATIONS	CESS	N	HNIMO REC	iMS QUIRED Y.	ARDS		CIMUMS			CES	Zone Section — CBD-6 50.35.f
NSE ASO	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
School, Day-Care Cerrier or Mini School of Day-Care Cerrier	A.D.R. Chapter 142.	None	20'	5 feet, but two skido yards must equal at least 15 feet	10'	80%	25 feet above average building elevation.	0	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 55 of this Chapter. The entire zone must be physically integrated both in site and building design. In addition, after design must include installation of pedestrian thickages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. A six foot-high fence is required along all property lines adjacent to outside play areas. Structured play areas must be set back from all property lines by all least tive feet. Hours of operation way be limited by the City to reduce impacts on nearby residential uses. An on-site passenger loading area may be required depending on the number of alteridees and the swifth of the abutting right-of-way improvements. If any portion of a structure is adjoining a low density zone, then either: The height of title 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 paraflel to the boundary of the low density zone shall not exceed 50 feet in which is paraflel to the boundary of the low density zone shall not exceed 50 feet in which is paraflel to the boundary of the low density zone shall not exceed 50 feet in which is paraflel to the boundary of the low density zone shall not exceed 50 feet in which is paraflel to the boundary of the low density zone shall not exceed 50 feet in which is paraflel to the boundary of the low density zone shall not exceed 50 feet in which is paraflel to the boundary of the low density zone shall not exceed 50 feet in which. Properties contains the properties of the propertie
2C-CBD6E/4-28-93			<u> </u>		<u> </u>				<u> </u>		Revised 4/93
FOOTN	OTES	·									For other Information about parking and perking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SE ZONE CHART DIFFECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS REGULATIONS Zone MAXIMUMS MINIMUMS SPACES REQUIRED REVIEW PROCESS REQUIRED YARDS CBD-6 COVERAGE HEIGHT OF STRUCTURE USE LANDSCAPE CATEGORY REQUIRED PARKING S SIGN CATEGORY SIZE FRONT REAR SIDE COT LOT SPECIAL REGULATIONS В 1. The development of the subject property and adjacent rights-of-way must be consistent with the 20" 10 10 80% 78 feet above D See If the None Church Section regulations of Section 65 of this Chapter. See Special Regulations average See structure bullding 105.25. Special exceeds 65° 2 and 2. As part of the development approval, the City may permit a decrease or require an increase in See elevation. Reg. 7 above Section 60 setbacks. The development shall provide significant openness adjacent to Sixth Street and but the See also average form shall be modulated and terraced up from the east and south portions of the site. The fall of this Special building Regulations building forms shall be grouped towards the center of the subject property with lower components Chapter. elevation. towards the perimeter of the subject property. 2 and 4. See then Special Process IIA. Regulation 3. For any portion of a structure on the subject property within 40 feet of Severith Avenue or Fifth Chapter Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the 150, and minimum required side yards are 5 feet, but 2 side yards must equal at least 15 feet. A.D.R. Chapter 4. No portion of a structure on the subject property within 40 feet of Seventh Avenue may exceed 25 142. feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue. No portion of a structure on the subject property within 40 feet Otherwise. See of Fifth Street north of Sixth Avenue may exceed 30 feet above the elevation of Fifth Street as D Public Utility. A.D.R. measured at the midpoint of the frontage of the subject property on Fifth Street. Section Government Facility Chapter See 105.25 Special 142. or Community 5. The entire zone must be physically integrated both in site and building design. In addition, the See Reg's 7 Facility Section 60 design and development of the subject property must provide pedestrian linkage through this zone and 8 and between Central Way and area to the north of this zone, consistent with the major pedestrian of this routes in the Downtown Plan chapter of the Comprehensive Plan. Chapter. 6. 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. 7. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or See Will be determined on В Public Park case by-case basis. Section Planned Areas 78 or 7C zones. 105.25. 8. Landscape Category A or B may be required depending on the type of use on the subject property See also Section 60 and the impacts associated with the use on nearby uses. of this 9. No parking is required for daycare or school ancillary to the church use. Chapter. 10. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. ZC-5035F/5-23-94 For other information about parking and parking areas, see Chapter 105. **PAGE** For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. 99G **FOOTNOTES** For details regarding required yards, see Chapter 115.



SN	DIREC	CTIONS	FIRS	T, read dow	m to find use	THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
A10	53	١	IINIM	JMS	ŕ	MA	XIMUMS				Zone Section
A S REGULATIONS	REQUIRED REVIEW PROCESS	azis 101	FRONT	SIDE 3	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-6 50.25.g SPECIAL REGULATION
Public Utility, Government Facility, or Community Facility	A.D.R. Chapter 142.	None		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 required it 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 Transit Sheller	None	None	0	a	6,	100%	15 fest above average building elevation	-	See Spec. Reg. 2	None	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers. .
Public Park Ze-CBD6G/5-3-93	A.D.R. Chapter 142	None	Will be case b.	#diamnine sis	ton a cas	∌-by•	25 feet above average building elevation.		В	See Saction 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. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property. Flevised 4/93
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.





									•		
SNS	DIREC	CTIONS	FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
E REGULATIONS	S		MINIMU	JMS		MA	XIMUMS			S	Zone Section
USE	ROCE		REC	UIRED Y	ARDS	\GE	. W			SPACES	CBD-7 50.40.a
REC	IRED W PI	SIZE	<u> </u>			COVERAGE	TT OF	CA PE ORY	ORY	RED NG S	<u> </u>
₩	REQUIRED REVIEW PROCESS	LOT	FRONT	SIDE	REAR	LOT C	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING 3	SPECIAL REGULATIONS
Vehicle Service Station	A.D.R. Chapter 142	22,500 sq. ft.	See	15' Spec. F	15' eg. 3	80%	39 feet above average	B See	Ë	See Section	 The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
			20.				building elevation.	Special Reg. 5		105.25. See	May not be more than two vehicle service stations at any intersection.
										Section 60 of this Chapter.	3. Gas pump islands must be setback at least 20 feet from all property lines. may extend 20 feet. -the front yard. Canoples 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.
								ŀ	:		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	5. Landscape Category A is required it the subject property is adjacent to Planned Area 7B.
									:		Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
Restaurant or Tavern	A.D.R. Chapter 142	None	20' See	0 Spec.∃	0 leg. 2	80%	39 feet above average building	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.
							elevation.	Special Reg. 4		of gross floor area. See	2. No setback is required adjacent to Third Street.
=										Section 60 of this Chapter.	3. 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.
Ĭ											Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.
s t											
•									0		Revised 4/93
		L	4- [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. PAGE
	ES										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.
· ·	-				_				-		0-2/195

0-3436

NS	DIREC	стіонѕ	: FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ZONE CHART
ATIC	8	N	MINIMU	MS		MA	KIMUMS			×	Zone Section
S S REGULATIONS	REQUIRED REVIEW PROCESS	SIZE		UIRED Y		COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.a
$\langle c \rangle$	REQ	LOT	FRONT	SDE	REAR	LOT	HEIG	CAT	SIGN	REQ PAR	SPECIAL REGULATIONS
Restaurant or Favern See Special Regulation 9	A.D.R. Ctrapter 142	None	20'- See S 0'	O sec. Reg.	0 2 and 3	- 00%	52 feet above average building elevation or existing grade. See Special Regutations 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. Ne front yard eatback is required adjacent to: 3. Control Way! b. First, Second, and Third Streets, except on Third Street, within 100 feet of PLA 78; within 100 feet of the 100 feet of 100 fe
N	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.

SNC	DIREC	TIONS	: FIRS	T, read dow	n to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	Zana	Section
NTI	S	M	ONIMU	MS		MA	KIMUMS	<u> </u>		S	· · · · · · · · · · · · · · · · · · ·	Zone – S	section
S S REGULATIONS	D PROCE	(e)	REQ	UIRED Y	ARDS	COVERAGE	OF JRE	3. X	*	D SPACE	·	CBD-8	50.45.c
♥ 🖒	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE	REAR	LOT COV	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPI	ECIAL REGULATIONS	
Fast Food Restaurant See Special Regulation 9	A.D.R. Chapter 142	None	-20'	0 sec. Reg.	0 2 and 3	-89% 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.	c. Third Avenue between Second S. A minimum 20-foot front yard setbact a. Fourth Avenue between 2nd Stre b. Third Street, between 3nd Avenue c. Market Street. 3. The minimum required side and/or re 4. Height of structure may be measured both. 5. No portion of a structure within 100 fe north of this zone may exceed 30 fee between 1st Street and 2nd Street, 4 frontage of the subject property on 3right-of-way. 6. No portion of a structure within 40 fee Central Way as measured above the 7. Structures shall be modulated and te shall be grouped towards the center the perimeter of the subject property. 8. The maximum height of structures or cant provides subternanean parking if subject property of the proposed struparagraph will be reviewed and deck Code. As part of the PUD process, the providing this additional parking is sure may be located on or oriented to Avenue. If the subject property abust the site and buildings must be design Avenue and 4th Avenue.	pter. accent to: except within 100 feet of PR 3.6, PLA treet and Third Street. k is required adjacent to: let and 3rd Street; e and 4th Avenue; ear yard abutting the PR 3.6 and PLA d above existing grade or average built eet of the PR 3.6, PLA 7A and PLA 7E above the elevation of 2nd Street, 38 th Avenue, or Market Street as measured Avenue, 4th Avenue, or Market Street er of Central Way may exceed 39 feet or indiports of the frontage of the subject erraced on the hillside in this zone. The of the subject property may be increase for uses in the CBD-1 or CBD-2 zones acture available for public pariding. An ded upon as a Planned Unit Developm the City will determine whether the put efficient to allow the increase in height	7A, and PLA-7B zones; 7A zones is 5 feet. ding elevation, but not it zones located to the distrect, 3rd Avenue med at the midpoint of the set the applicable abutting above the elevation of it property on Central Way. It property on Central Way. It tallest building forms ponents located towards and by 13 feet if the appli- or makes a portion of the y proposal under this lent, Chapter 125 of this sitc benefit derived from and building mass. It and building must be sect or component of this and 2nd Street or 4th 2nd Street or 4th Avenue,
											For other information about parking and For details of the regulations in this cate	egory, see Chapter 100.	PAGE
FOOTN	OTES										For information of the regulations in this For details of what may exceed this help For details regarding required yards, se	ght limit, see Chapter 115.	101C

							10.2					<u> </u>	
SNC	DIREC	TIONS	FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART	7.000	Sentier 1
&TI0	SS	N	MINIMU	IMS		MA	XIMUMS	Į		82		Zone	Section
S S REGULATIONS	RED W PROCESS	SIZE		UIRED Y	ARDS	COVERAGE	T OF TURE	APE ORY)RY	REQUIRED PARKING SPACES		CBD-8	50.45.e
\Box	REQUIRED REVIEW PE	LOT SI	FRONT	SIDE	REAR	LOT	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUI	SP	ECIAL REGULATIONS	
Entertainment/ Cultural and/or Recreational Facility Hotel and Motel See Special Regulation 9	A.D.R. Chapter 142	None	20:	0 ec. Reg.	0 2 and 3	-89%- 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special 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 propregulations of Section 65 of this Chalan Programment of the subject propregulations of Section 65 of this Chalan Programment of the subject property on 8 providing this subject property on 8 providing this subject property of 8 providing this subject property of 8 providing this subject property on 8 shall be grouped towards the center the perimeter of the subject property of 8 providing this additional parking is subject property on 8 shall be grouped towards the center the perimeter of the subject property of 8 provides subternanean parking subject property or 8 that is be grouped towards the center the perimeter of the subject property 8. The maximum height of structures of cant provides subternanean parking subject property or the proposed structure of the subject property of 8 providing this additional parking is selected and decided and the subject property of the PUD process, providing this additional parking is selected on or oriented Street or Fourth Avenue, the character and scale adjacent to Third character and scale adjacent to Third character and scale adjacent to Third the subject property or the property of the subject property or the proposed structures or south Avenue, the subject property or the proposed structures and scale adjacent to Third character and scale adjacent to Third char	pter. accept within 100 feet of PR 3.6, Pt. breet and Third Street. do is required adjacent to: act and 3rd Street; act and 4th Avenue; ear yard abutting the PR 3.6 and PLA d above existing grade or average by deet of the PR 3.6, PLA 7A and PLA et above the elevation of 2nd Street, th Avenue, or Market Street as mea and Avenue, 4th Avenue, or Market S act of Central Way may exceed 39 feet amidpoint of the frontage of the subject erraced on the hillside in this zone. To of the subject property with lower co of the subject property may be increated for uses in the CBD-1 or CBD-2 zone ucture available for public parking. A deed upon as a Planned Unit Develop the City will determine whether the p ufficient to allow the increase in helgi- ect property abuts Central Way. No ed towards Third Avenue between Fleet property abuts Third Avenue between Fleet and buildings must be designed	A 7A, and PLA 7B zones; A 7A zones is 5 feet. Iliding elevation, but not 7B zones located to the 3rd Street, 3rd Avenue sured at the micholint of the treet the applicable abutting at above the elevation of act property on Central Way. The tailest building forms imponents located towards sed by 13 feet if the appli- es or makes a portion of the iny proposal under this iment, Chapter 125 of this ublic benefit derived from it and building mass. In the street and building must be aspect or component of inst Street and Second ween First Street and
ZC-CBD8/10-21-94										,	REGULATION	IS CONCLUDED ON NEXT PAGE	Revised 4/93
FOOTN	OTES								<u> </u>		For other information about parking and For details of the regulations in this cate. For information of the regulations in this. For details of what may exceed this help. For details regarding required yards, se	egory, see Chapter 100. s category, see Chapter 95. ght timit, see Chapter 115.	PAGE 101E

									_		
SNC	DIREC	CTIONS	: FIRS	T, read dow	n to find use	o THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
ATIC	SS	N	MINIMU			MAX	XIMUMS			g	Zone Section
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SOURED A	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.g 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	-20'- See S 0'	0	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	i 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 setback is required adjacent to: 3. Central Way: 4. First, Second, and Third-Circets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones; 5. Third-Avenue between Second Street and Third Street. 2. A mitrimum 20-tool front yard setback is required adjacent to: 3. Fourth Avenue between 2nd Street and 3rd Street; 5. Third Street, between 3nd Avenue and 4th Avenue; 6. Market Street. 7. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet. 8. Height of structure may be measured above existing grade or average building elevation, but not both. 9. 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 widpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way. 8. 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 hillskide in this zone. The talkest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property and 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 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
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.

SNS	DIREC	CTIONS	FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
ATIC	ESS		MINIMU		4 P.D.G	MA	KIMUMS			83	Zone Section
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	CBD-8 50.45.i SPECIAL REGULATIONS
Private Club or Lodge ZC-CBD8/10-21-94	A.D.R. Chapter 142	None	-20'- See S 0'	O sec. Reg.	0 2 and 3	-80% 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 rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. Ne front-yard-eetback 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 abuttin 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 avelable 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 de
FOOTN	OTES										PAGE For other Information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For Information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

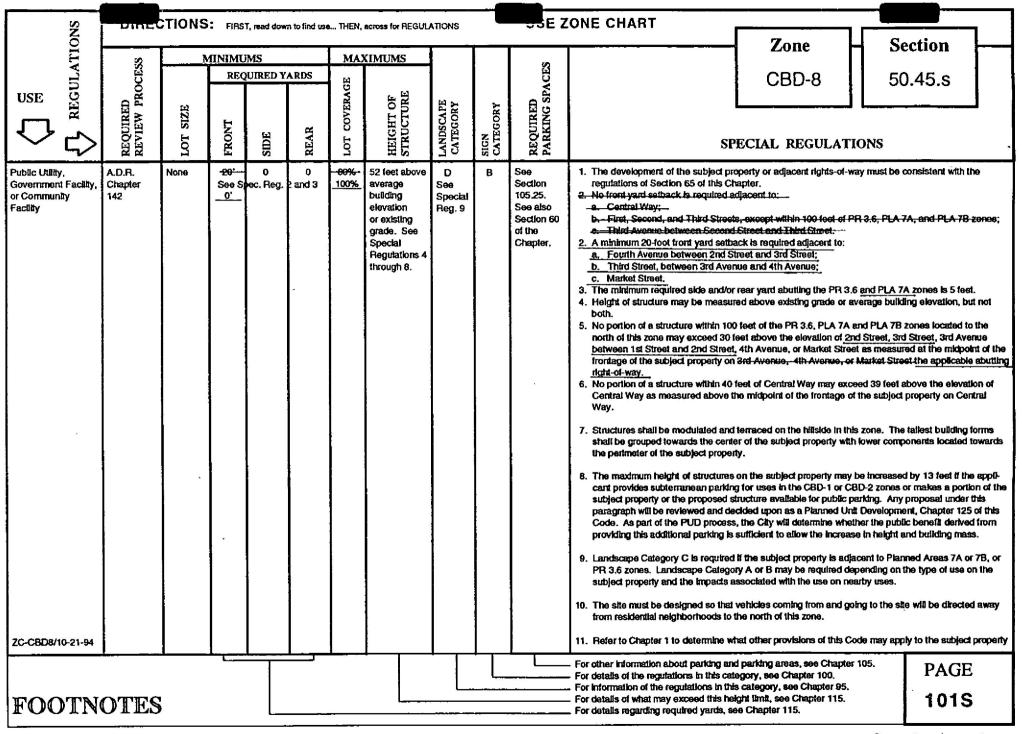
										6 800 N 1000W 100			
SNS	DIREC	CTIONS	FIRS	T, read dow	n to find us	e THEN,	across for REGUL	ATIONS		USE Z			
TIC	S	N	MINIMU	IMS		MA	XIMUMS	·	<u> </u>		Zon	ie H	Section -
S SEGULATIONS	ROCES			UIRED Y	ARDS			1		PACES	CBD)-8	50.45.k
Z REG	REQUIRED REVIEW PROCESS	SIZE	LN(ъ.	4	COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES			
<u> </u>	REC	LOT	FRONT	SIDE	REAR	LOT	STE	CAT CAT	SIGN	REC	SPECIAL RI	EGULATIO	NS
ZC-CBD8/10-21-94	A.D.R. Chapter 142	None	- 20:- See S - 0:-	0 pec. Reg.	0 2 and 3	-80% 100%	52 feet above average building elevation or existing grade. See Special 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 adjace regulations of Section 65 of this Chapter. 2. No front yard setback is required adjacent to: a. Contral Way; b. First, Second, Third Streets, except within 100 or Third Avenue between Second Street and Third 2. A minimum 20-loot front yard setback is required a fourth Avenue between 2nd Street and 3rd 5ir b. Third Street, between 3rd Avenue and 4th Avenue c. Market Street. 3. The minimum required side and/or rear yard abutit 4. Height of structure may be measured above existing both. 5. No portion of a structure within 100 feet of the PR north of this zone may exceed 30 feet above the extension of the subject property on 2rd Avenue, of frontage of the subject property on 2rd Avenue, 4th did avenue, 4th did avenue, 4th	test of PR 3.6, I d Street. adjacent to: reet; rule; ring the PR 3.6 a. ring grade or aver 3.6, PLA 7A and levation of 2nd 5 Market Street a h Avenue, or Mi Way may exceed he frontage of th riffside in this z property with io property may be CBD-1 or CBD-2 le for public park in Planned Unit D demine whether with increase is s only: sperty. artimals are not ise will not be au it property conta	and PLA 7A zones is 5 feet. age building elevation, but not place to the street, 3rd Street, 3rd Avenue is measured at the midpoint of whet Street, the applicable abuilding forms are subject property on Central one. The taliest building forms wer components located toward increased by 13 feet if the applicable abuilding forms wer components located toward increased by 13 feet if the applicable or makes a portion of the public benefit derived from a height and building mass. permitted. dible off the subject property. The public off the subject property.
						I	' 	' 	\top		For other information about parking and parking areas,	see Chapter 10	S 1000 H 140 M
FOOTN	OTES							<u>L</u>			For details of the regulations in this category, see Chap For information of the regulations in this category, see For details of what may exceed this height limit, see Cl. For details regarding required yards, see Chapter 115.	Chapter 95. hapter 115.	101K

SNO	DIRECTIONS: FIRST, read down to find use THEN, across for REGULATIONS										ZONE CHART
ĬĮ.	82	N	MINIMU	MS		MAX	XIMUMS			70	Zone Section
asn REGULATIONS	D PROCES	E)	REC	UIRED Y	ARDS	COVERAGE	OF JRE	20 五	 -	D SPACES	CBD-8 50.45.m
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SDE	REAR	гот сои	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS
ZC-CB08/10-21-94	A.D.R. Chapter 142	None	-20' -	O ec. Reg.	0	99% 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Spectal 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 setback is required adjacent to: a. Contral 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. Aminimum 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 abutiting the PR 3.6 and PLA 7A zones is 5 feet. 4. Height of structure may be measured above edsting 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 mixpoint of thordage of the subject property on 3rd Avenue, 4th Avenue, or Market Street as measured at the mixpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street as measured at the mixpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street as measured at the mixpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutif 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 with lower components located towards the perti
	~ 					-					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 details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.

SNO	DIREC	TIONS	: FIRS	T, read dow	n to find use	e THEN,	across for REGUL	ATIONS		USE ZONE CHART Zone Section				
Ě	83	N	MINIMU	MS		MAX	XIMUMS			, A	Zone Section —			
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	Y DESTU	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	CBD-8 50.45.0 SPECIAL REGULATIONS			
School, Daycare Center or Mini-School or Daycare Center	A.D.R. Chapter 142	None	-20' -	0 vec. Reg.	0 2 and 3	100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D	В	See Section 105.25. 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 sothsack 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 sethsack 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 midporth 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 hilbside 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 subtemanean parting 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 wil			
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.			

									-		
SN	DIREC	TIONS	FIRS	T, read down	n to find use	e THEN,	across for REGUL	ATIONS		USE Z	ONE CHART
	s	IINIMU	MS		MAXIMUMS					Zone Section	
]LA	CES		REQ	UIRED Y.	ARDS					CES	CBD-8 50.45.q
() S REGULATIONS	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'- See S 0'	0 sec. Reg.	0 2 and 3	-80%- 100%	52 feet above average building elevation or existing grade. See Spectal 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:
ZC-CBD8/10-21-94											REGULATIONS CONCLUDED ON NEXT PAGE Revised 4/93
		· · · · · · · · · · · · · · · · · · ·				_					For other information about parking and parking areas, see Chapter 105. PAGE 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. 101Q

SNS	DIREC	CTIONS	: FIRS	T, read down	n to lind use	THEN,	across for REGULA	ATIONS		USE Z	Zone Zone Section/
VTIO	8	N	IINIML			MA	KIMUMS			83	CBD-8 50.45.6
	REQUIRED REVIEW PROCESS	LOT SIZE	FRONT	SIDE SIDE	KEAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS .
Public Transit Shelter	None	None	0	0	0	100%	15 feel above average building elevation.	_	See Spec. Reg. 2	None.	May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. May install transit route and information signs and markers.
Public Park	A.D.R. Chapter 142	None		e determi e-by-case			52 feet above average building elevation. See Special Regulations 2		8	See Section 105.25. See also Section 60 of this	1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter. 2. Height of structure may be measured above existing grade or above average building elevation, but not both.
							through 6.		-	Chapter.	 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. 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. 5. Structures shall be modulated and terraced on the hillside in this zone. The talkst building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.
											6. The maximum height of structures on the subject property may be increased by 13 feet if the exp. cant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.
,											 7. 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. 8. 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/%
			<u> </u>								— For other information about parking and parking areas, see Chapter 105. — For details of the regulations in this category, see Chapter 100. — For information of the regulations in this category, see Chapter 95.
FOOTN	OTES	3									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.

<u>Section 1</u>. 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