

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:

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

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

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

Section 3. 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.

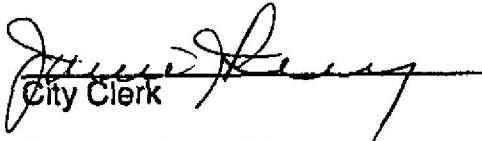
PASSED by majority vote of the Kirkland City Council in regular, open meeting this 1st day of November, 1994.

SIGNED IN AUTHENTICATION thereof this 1st day of November, 1994

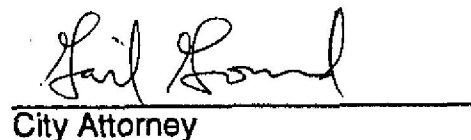


\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

Approved as to Form:

  
\_\_\_\_\_  
City Attorney

ORD94-24.OCT/JS:rk

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				PLA 13A	60.70.a1
		FRONT	SIDE	REAR								SPECIAL REGULATIONS
Vehicle Service Station See Special Regulation #1	Process IIA Chapter 150	22,500 sq. ft.	4'-20'	15' on each side	15'	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. #12	E See Spec. Reg. #4	See Section 105.25	<ol style="list-style-type: none"> <li>1. May develop this use only in conjunction with the <del>as part of a pre-existing retail establishment-development</del> located on the property in the commercial zone abutting the northern boundary of this zone.</li> <li>2. If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use.</li> <li>3. If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is 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.</li> </ol> </li> <li>4. Free-standing signs and back-lit signs are not permitted along or oriented to 118th NE and 120th NE</li> <li>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.</li> <li>6. May not access directly onto 118th NE or 120th NE.</li> <li>7. Parking and circulation must be coordinated with commercial development to the north.</li> <li>8. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>9. The following regulations apply only to vehicle service stations:               <ol style="list-style-type: none"> <li>a. May not be more than two vehicle service stations at any intersection.</li> <li>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.</li> </ol> </li> <li>10. The following regulation applies only to new vehicle or boat sales or vehicle or boat repair or service:               <ol style="list-style-type: none"> <li>a. Vehicle and boat rental and used vehicles or boat sales are allowed as part of this use.</li> </ol> </li> <li>11. On Lot 6, within Block 2, automobile service areas, body shops, and customer parking are not permitted.</li> </ol>	
A retail establishment providing new vehicle or boat sales or vehicle or boat service or repair. See Special Regulation #1	Process IIA Chapter 160 None	None	20'	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. #12	E See Spec. Reg. #4	See Section 105.25		

7/10-13-94

REGULATIONS CONTINUED ON NEXT PAGE

**NOTES**

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

NEW PAGE

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

USE ZONE CHART

Zone  
PLA 13A

Section  
60.70a2(a)

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
<p>Vehicle Service Station</p> <p>A retail establishment providing new vehicle or boat sales or vehicle or boat service or repair. --continued</p> <p>Restaurant or Tavern</p> <p>See Special Regulation #1</p> <p>Fast Food Restaurant</p> <p>See Special Regulation #1</p> <p>Any retail establishment than those specifically listed in this zone, selling goods or providing services including banking and related financial services.</p> <p>See Special Regulation #1</p> <p>ZC6070A2/10-13-94</p>	<p>Process HA Chapter 150 None</p> <p>Process HA Chapter 150 None</p> <p>Process HA Chapter 150 None</p>	<p>None</p> <p>None</p> <p>None</p>	<p>20'</p> <p>20'</p> <p>20'</p>	<p>10' on each side</p> <p>10' on each side</p> <p>10' on each side</p>	<p>10'</p> <p>10'</p> <p>10'</p>	<p>80%</p> <p>80%</p> <p>80%</p>	<p>If adjoining a low density zone other than RSX, then 25' above average building elevation</p> <p>Otherwise, 30' above average building elevation</p>	<p>A See Spec. Reg. #14</p> <p>A See Spec. Reg. #14</p> <p>A See Spec. Reg. #14</p>	<p>E See Spec. Reg. #4</p> <p>E See Spec. Reg. #4</p> <p>E See Spec. Reg. #4</p>	<p>1 per each 100 sq. ft. of gross floor area</p> <p>1 per each 80 sq. ft. of gross floor area</p> <p>1 per each 300 sq. ft. of gross floor area</p>	<p>12. <u>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 alternate design. The berm shall include fencing, trees, and shrubs in sufficient size and spacing to provide for screening of the views of the subject property from the abutting residential uses.</u></p> <p>13. <u>The site must be designed so that noise from the use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer must be submitted with the development permit application.</u></p> <p>14. <u>The type of exterior lighting may be limited by the City to reduce glare on neighboring properties. See Section 115.50 entitled Glare Regulation.</u></p> <p>1. <u>May develop this use only in conjunction with the east part of a pre-existing retail establishment development located on the property in the commercial zone abutting the northern boundary of this zone.</u></p> <p>2. <u>If the subject property adjoins a non-retail use, the minimum setback of any structure from the lot containing that non-retail use is twice the height of that structure, as measured on the side of that structure closest to the non-retail use.</u></p> <p>3. <u>If any portion of a structure is adjoining a low density zone, then either:</u>  a. <u>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</u>  b. <u>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.</u>  <u>See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.</u></p> <p>4. <u>Free-standing signs and back-lit signs are not permitted along or oriented to 118th NE and 120th NE</u></p> <p>5. <u>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.</u></p> <p>6. <u>May not access directly onto 118th NE or 120th NE.</u></p> <p>7. <u>Parking and circulation must be coordinated with commercial development to the north.</u></p> <p>8. <u>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</u></p> <p>9. <u>The following regulation applies only to fast food restaurants:</u>  a. <u>Must provide one outdoor waste receptacle for every 8 parking stalls.</u></p> <p>REGULATIONS CONTINUED ON NEXT PAGE</p>

FOOTNOTES

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE	PLA 13A	60.70.a2(b)
		FRONT	SIDE	REAR					SPECIAL REGULATIONS			
Restaurant or Tavern  Fast Food Restaurant  Any retail establishment other than those specifically listed in this zone, selling goods or providing services including banking and related financial services. --continued										10. 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 gross floor 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.  11. Access from drive-through facilities must be approved by the Public Works Department. Drive-through facilities must be designed so that vehicles will not block traffic in the right-of-way while waiting in line to be served.  12. Ancillary assembly and manufactured goods on the premise on this use are permitted only if: a. The assembled or manufactured goods are directly related to and are dependent upon this use, and are available for purchase and removal from the premise. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.  13. <u>On Lot 6, within Block 2, automobile service areas, body shops, customer parking are not permitted.</u>  14. <u>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 design. The berm shall include fencing, trees, and shrubs in sufficient size and spacing to provide for screening of the views of the subject property from the abutting residential uses.</u>  15. <u>The site must be designed so that noise from the use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer must be submitted with the development permit application.</u>  16. <u>The type of exterior lighting may be limited by the City to reduce glare on neighboring properties. See Section 115.50 entitled Glare Regulation.</u>		
ZC6070A2/10-13-94												

FOOTNOTES

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

## USE ZONE CHART

**Directions:** FIRST, read down to find USE... THEN, across for REGULATIONS.

<b>Zone</b> PLA13A	<b>Section</b> 60.70.a.3
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USE ↓ REGULATIONS ↓	REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS			LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY					SIGN CATEGORY
			FRONT	SIDE	REAR								
Office Use	Process II-A, Chapter 160 None	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation ..... Otherwise 30' above average building elevation	C	D	If a medical, dental, or veterinary office, then 1 per each 200 sq. ft. of gross floor area ..... Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>1. If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing that low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.</li> <li>2. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> <li>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>4. The following regulations apply to veterinary offices only:                             <ol style="list-style-type: none"> <li>a. May only treat small animals on the subject property.</li> <li>b. Outside runs and other outside facilities for the animals are not permitted.</li> <li>c. 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.</li> </ol> </li> <li>5. Ancillary assembly and manufacture of goods on the premise of this use are permitted only if:                             <ol style="list-style-type: none"> <li>a. The ancillary assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>		
Detached Dwelling Unit	None	3,600 sq. ft.	20'	5', but 2 side yards must equal at least 15'	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation ..... Otherwise, 30' above average building elevation	E	A	2.0 per unit	<ol style="list-style-type: none"> <li>1. For this use, only one dwelling unit may be on each lot regardless of lot size.</li> <li>2. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>3. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>		

June 1988 (Ordinance 3100)

B-PLA13A/Section 60.70.a.3)/Page 218/9-29-88/TJ:rk

L-PLA13A/Section 60.70.a.2)/Page 218/9-11-89/TJ:rk

### Footnotes

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

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**Directions:**

FIRST, read down to find USE...  
THEN, across for REGULATIONS.

**USE ZONE CHART**

<b>Zone</b> PLA13A	<b>Section</b> 60.70.a.4
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USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS				SPECIAL REGULATIONS	
			REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES		
			FRONT	SIDE	REAR							
Detached, Attached or Stacked Dwelling Units		None	At least 3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'  See Special Regulation #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation  Otherwise 30' above average building elevation	C	A	1.7 per unit	<ol style="list-style-type: none"> <li>If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing the low density use is equal to the height of that structure, as measured on the side of that structure closest to the low density use.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> <li>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 space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>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 unit 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 if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the 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 open space area.</li> </ol> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>
Development containing attached or stacked dwelling units and office uses. See Special Regulation #1		Process in Chapter 150-None	3,600 sq. ft. per unit.	20'	5', but 2 side yards must equal at least 15'  See Special Regulation #2	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation  Otherwise, 30' above average building elevation	C	D	See Section 105.25	<ol style="list-style-type: none"> <li>A veterinary office is not permitted in any development containing dwelling units</li> <li>If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing the low density use is equal to the height of that structure, as measured on the side of that structure closest to the detached unit.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> <li>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 space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>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 unit 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 if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the 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 open space area.</li> </ol> </li> <li>Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities and activities associated with this use.</li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>

L-PLA13A/Section 60.70.a.4)/Page 19/10-4-89/TJ:rk

R-PLA13A/Section 60.70.a.4)/Page 219/11-1-88/TJ:rk

June 1988 (Ordinance 3100)

**Footnotes**

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

USE	REGULATIONS	USE ZONE CHART										Zone	Section
		FIRST, read down to find USE... THEN, across for REGULATIONS.										PLA13A	60.70.a5
		MINIMUMS					MAXIMUMS						
REQUIRED REVIEW PROCESS	LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
		FRONT	SIDE	REAR									
Church	Process III - Chapter 150 None	7,200 sq. ft.	20'	20' on each side See Special Regulation #1	20'	70%	If adjoining a low density zone other than RSK, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship See Spec Reg #4.	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>		
School or Day Care Center	Process III - Chapter 150 None	7,200 sq. ft.	If this use can accommodate 50 or more students or children then - 50'	50' on each side	50'	70%	If adjoining a low density zone other than RSK, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>May locate on the subject property only if:               <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located.</li> </ol> </li> <li>A 6 foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:               <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case by case basis, depending on the number of attendees and the extent of the abutting right-of-way improvements. Car pooling, staggered loading/unloading time, right of way improvements or other means may be required to reduce traffic impacts on any nearby residential uses.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zones shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> </ol>		

L-PLA13A/Section 60.70.a.5/ Page 220/9-22-88/15:rk

E-PLA13A/Section 60.70.a.5/ Page 220/9-22-88/15:rk

June 1988 (Ordinance 3100)

Footnotes

- For other information about parking and parking areas, see Chapter 105.
- For details of the regulations in this category, see Chapter 100.
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USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE-ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				PLA 13A	60.70.a7
			FRONT	SIDE	REAR						SPECIAL REGULATIONS	
Convalescent Center or Nursing Home	<del>Process #A</del> <del>Chapter 150</del> <u>None</u>	7,200 sq. ft.	20'	10' on each side. See Special Reg. #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation	C	B	1 for each bed	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>           See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
Public Utility	<del>Process #A</del> <del>Chapter 150</del> <u>None</u>	None	20'	20' on each side	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation	A	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>           See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	
Government Facility or Community Facility	<del>Process #A</del> <del>Chapter 150</del> <u>None</u>	None	20'	10' on each side	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation	C See Special Reg. #4	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>           See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>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.</li> </ol>	
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	--	See Spec. Reg. #2	None	<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>	

ZC6070A6/10-11-93

Revised 9/93

**FOOTNOTES**

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

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

**USE ZONE CHART**

**Zone**  
PLA 13B

**Section**  
60.70.b2(a)

**SPECIAL REGULATIONS**

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				
			FRONT	SIDE	REAR						
Office Use	Process II - Chapter 150 Process I	7,200 sq. ft.	20'	5', but 2 side yards must equal at least 15'. See Special Regulation #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	D	If a Medical, Dental, or Veterinary Office, then 1 per each 200 sq. ft. of gross floor area.  Otherwise, 1 per each 300 sq. ft. of gross floor area.	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>               See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.             </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The following regulations apply to veterinary offices only:               <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted.</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the development permit application.</li> </ol> </li> <li>Ancillary assembly and manufactured goods on the premise of this use are permitted only if:               <ol style="list-style-type: none"> <li>The assembled or manufactured goods are subordinate to and dependent on this use.</li> <li>The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other office uses.</li> </ol> </li> </ol>

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.  
 For information of the regulations in this category, see Chapter 95.  
 For details of what may exceed this height limit, see Chapter 115.  
 For details regarding required yards, see Chapter 115.

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

**USE ZONE CHART**

<b>Zone</b> PLA 13B	<b>Section</b> 60.70.b2(b)
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**REGULATIONS**

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

**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 Special Reg. #7	None. See Spec. Reg. #3	See Section 105.25	<ol style="list-style-type: none"> <li>1. This use is only permitted on Lot 7 within Block 2 if it is ancillary 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.</li> <li>2. Vehicular access to 118th Avenue NE is prohibited.</li> <li>3. Signs are prohibited.</li> <li>4. See also the Section in Chapter 115 entitled Outdoor Use Activity and Storage for further regulations.</li> <li>5. The type of exterior lighting may be limited by the City to reduce glare on neighboring properties. See Section 115.50 entitled Glare Regulation.</li> <li>6. The site must be designed so that noise from the use will not be audible off the subject property. A certification to this effect, signed by an acoustical engineer, must be submitted with the development application.</li> <li>7. 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 alternate design. The berm shall include fencing, trees, and shrubs in sufficient size and spacing to provide for screening of the views of the subject property from the abutting residential uses.</li> </ol>
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ZC6070B2/10-25-94

**FOOTNOTES**

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

USE   REGULATIONS  	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone PLA 13B	Section 60.70.b2(c)
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE				SPECIAL REGULATIONS	
FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES					
Development Containing Attached or Stacked Dwelling Units and Office Uses  See also Special Regulation #1	Process 1A <del>Chapter 150</del> Process 1	3,600 sq. ft. per unit	20'	5', but 2 side yards must equal at least 15'.  See Special Regulation #3	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	D	See Section 105.25	<ol style="list-style-type: none"> <li>1. A veterinary office is not permitted in any development containing dwelling units.</li> <li>2. 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.</li> <li>3. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled Distance Between Structures Regarding Maximum Horizontal Facade Regulation for further details.                         </li> <li>4. 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 space must have the following minimum dimensions:                             <ol style="list-style-type: none"> <li>a. For 4 to 20 units, the open space must be in one or more pieces each having at least 800 square feet and having a length and width of at least 25 feet.</li> <li>b. 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.</li> </ol>                             The required common recreational open space may be reduced to 150 square feet per unit 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 if these outdoor provisions provide comparable recreational opportunities as would the open space that is reduced, based on the 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 open space area.                         </li> <li>5. Chapter 115 contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.</li> <li>6. Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>	

ZC6070B2/10-25-94

**FOOTNOTES**

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

**Directions:**

FIRST, read down to find USE...  
THEN, across for REGULATIONS.

**USE ZONE CHART**

Zone  
**PLA13B**  
Section  
**60.70.b3**

USE	REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS			SPECIAL REGULATIONS			
			LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
				FRONT	SIDE	REAR						
Church		<del>Process II-A-Chapter 150</del> <b>Process I</b>	7,200 sq. ft.	20'	20' on each side  See Special Regulation #1	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	C	B	1 for every 4 people based on maximum occupancy load of any area of worship  See Spc. Reg. #4	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>No parking is required for day-care or school ancillary to the use.</li> </ol>
School or Day-Care Center		<del>Process II-A-Chapter 150</del> <b>Process I</b>	7,200 sq. ft.	If this use can accommodate 50 or more students or children, then 50' on each side  If this use can accommodate 13 to 49 students or children, then 20'  5' but 2 side yards must equal at least 15'  See also Special Regulation #1	50'	50'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation.  Otherwise, 30' above average building elevation.	D	B	See Section 105.25	<ol style="list-style-type: none"> <li>If the subject property adjoins a low density use, the minimum setback of any structure from the lot containing the low density use is equal to the height of that structure as measured on the side of that structure closest to the detached unit.</li> <li>May locate on the subject property only if:                             <ol style="list-style-type: none"> <li>It will serve the immediate neighborhood in which it is located; or</li> <li>It will not be detrimental to the character of the neighborhood in which it is located</li> </ol> </li> <li>A 6-foot high fence is required only along the property lines adjacent to the outside play areas.</li> <li>Hours of operation may be limited to reduce impacts on nearby residential uses.</li> <li>Structured play areas must be set back from all property lines as follows:                             <ol style="list-style-type: none"> <li>20 feet if this use can accommodate 50 or more students or children.</li> <li>10 feet if this use can accommodate 13 to 49 students or children.</li> <li>Otherwise, 5 feet.</li> </ol> </li> <li>An on-site passenger loading area must be provided. The City shall determine the appropriate size of the loading areas on a case-by-case basis, depending on the number of attendees and the extent of the abutting right of way improvements. Car pooling, staggered loading/unloading time, right-of-way improvements or other means may be required to reduce traffic impacts on any nearby residential use.</li> <li>May include accessory living facilities for staff persons.</li> <li>If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled <u>Distance Between Structures Regarding Maximum Horizontal Facade Regulation</u> for further details.                         </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>The location of parking and passenger loading areas shall be designed to reduce impacts on any nearby residential uses</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73).</li> </ol>

L-PLA13B/Section 60.70 b.3/Page 224/9-29-88/TS:rk

R-PLA13B/Section 60.70 b.3/Page 224/9-29-88/TS:rk

June 1988 (Ordinance 3100)

**Footnotes**

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

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0-3436

USE ↓ REGULATIONS ↑	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		Zone PLA 13B	Section 60.70.b5
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE							
			FRONT	SIDE	REAR									
Convalescent Center or Nursing Home	Process #A Chapter 150 Process I	7,200 sq. ft.	20'	10' on each side. See Special Reg. #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C	B	1 for each bed	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>			
Public Utility	Process #A Chapter 150 Process I	None	20'	20' on each side See Special Regulation #1	20'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	A	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> </ol>			
Government Facility or Community Facility	Process #A Chapter 150 Process I	None	20'	10' on each side See Special Regulation #1	10'	70%	If adjoining a low density zone other than RSX, then 25' above average building elevation. Otherwise, 30' above average building elevation.	C See Special Reg. #4	B	See Section 105.25	<ol style="list-style-type: none"> <li>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.</li> <li>If any portion of a structure is adjoining a low density zone, then either: <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol> See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details. </li> <li>Refer to Chapter 1 to determine what other provision of this Code may apply to the subject property.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on the nearby uses.</li> </ol>			
Public Transit Shelter	None	None	None	None	None	100%	15' above average building elevation	---	See Spec. Reg. #2	None	<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>			

Revised 9/93

**FOOTNOTES**

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

USE ↓ REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR								
Restaurant See Special Regulation 2  Fast Food Restaurant See Special Regulation 2	If the structure exceeds 65' above average building elevation, then Process IA, Chapter 150, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142.	None	20' See Special Regulation 4	10'	10'	80%	78 feet above average building elevation. See also Special Regulation 4.	D See Special Reg. 8  D See Special Reg. 8	E  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.	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. These uses are only permitted south of 6th Avenue. Subterranean parking for these uses may be located north of 6th Avenue provided that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue. 3. The entire zone must be physically integrated both in site and building design. In addition, the design and development of the subject property must provide pedestrian linkage through this zone and between Central Way and Areas to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan. 4. 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 6th Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property. 5. Vehicular access for these uses and components of these uses, including subterranean parking must be on Central Way or Fifth or 6th Streets south of 6th 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 6th Avenue. 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. Access for drive-through facilities must be approved by the Public Works Department. 8. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones. 9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.	

Zone  
CBD-6

Section  
50.35.a

ZC-5035A/10-20-94

**FOOTNOTES**

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

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

**USE ZONE CHART**

<b>Zone</b> CBD-6	<b>Section</b> 50.35.b
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**USE**  
↓  
**REGULATIONS**  
↑

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

**SPECIAL REGULATIONS**

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 2 and 3.

Hotel or Motel. See Special Regulation 2.

Entertainment, Cultural and/or Recreational Facility. See Special Regulation 2.

ZC-5035A/10-20-94

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'	10'	10'	80%	78 feet above average building elevation. See also Special Regulation 4.	D See Special Reg. 11	E	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.
							D See Special Reg. 11	E	One for each room. See Spec. Reg. 12. See Section 60 of this Chapter
							D See Spec. Reg. 11	E	See Section 105.25 and 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 be located north of 6th Avenue provided that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue.
- Vehicle and/or boat sale, repair, service, and rental 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 openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.
- 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.
- Vehicular access for these uses and components of these uses, including subterranean parking, must be on Central Way or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sixth Avenue.
- The City may require that areas of the northeastern and southeastern portions of the subject property be developed with pedestrian scale amenities and landscaping to enhance the entryway into the Central Business District.
- Ancillary assembly and manufacture of goods on premise may be permitted as part of a retail establishment if:
  - The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises.
  - The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.
- A use involving the preparation and consumption of food may include, as part of the use, accessory seating if:
  - The seating and associated circulation area does not exceed more than 10% of the gross floor area of this use; and

REGULATIONS CONTINUED ON NEXT PAGE

**FOOTNOTES**

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



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

**USE ZONE CHART**

**Zone**  
CBD-6

**Section**  
8035.d

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
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 2 and 3. (continued) Hotel or Motel. See Special Regulation 2. (continued) Entertainment, Cultural and/or Recreational Facility. See Special Regulation 2. (continued)									9. b. It can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. 10. Access for drive-through facilities must be approved by the Public Works Department. 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. 12. The parking requirement for hotel or motel use does not include parking requirements for ancillary meetings and convention facilities. Additional parking requirements for ancillary uses shall be determined on a case-by-case basis. 13. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.		

ZC-5035C/4-11-94

**FOOTNOTES**

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR								
<p>Development Containing Attached or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/Cultural and/or Recreational Facilities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use</p> <p>See Special Regulation 4</p>	<p>If the structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142.</p>	None	20' See Special Regulation 3	10'	10'	80%	78 feet above average building elevation. See also Special Regulation J.	D See Special Reg. 13	D	See Section 105.25. See Section 60 of this Chapter.	<p>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</p> <p>2. As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</p> <p>3. No portion of a structure on the subject property within 100 feet of the northerly boundary of Seventh Avenue may exceed 25 feet above the elevation of Seventh Avenue as measured at the midpoint of the frontage of the subject property on Seventh Avenue.</p> <p>4. The site must be designed so that residential use occupies the northern portion of the site with stacked or attached dwelling units facing on and oriented toward Seventh Avenue and Fifth Street north of Sixth Avenue. Non-residential uses 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 or Fifth Street north of Sixth Avenue. In the southern portion of the site, residential uses are permitted above the ground floor only.</p> <p>5. The entire zone must be physically integrated both in site and building design.</p> <p>6. Vehicular access for the residential portions of this site must be from Seventh Avenue or Fifth Street north of Sixth Avenue. Vehicular access for non-residential uses and components of the site must be on Central Avenue or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sixth Avenue.</p> <p>7. 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.</p> <p>8. 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.</p>	
REGULATIONS CONCLUDED ON NEXT PAGE												

Zone  
CBD-6

Section  
50:35.c

ZC-CBD6C/5-5-93

Revised 4/93

FOOTNOTES

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

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0-3436

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	REQUIRED YARDS		LOT COVERAGE	HEIGHT OF STRUCTURE					CBD-6	50.35.d
		FRONT	SIDE	REAR								
Development Containing Attached or Stacked Dwelling Units; Restaurants; Taverns; Fast Food Restaurants; Retail Establishments; Entertainment/Cultural and/or Recreational Facilities; Office Uses; Private Clubs or Lodges; Churches; School or Day-Care Use; and/or Hotel or Motel Use (continued)										9. Ancillary assembly and manufacture of goods on premise may be permitted as part of an office use if: a. The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and b. The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.  10. Ancillary assembly and manufacture of goods on premise may be permitted as part of a retail establishment if: a. The assembled or manufactured goods are directly related to and dependent upon this use, and are available for purchase and removal from the premises. b. The outward appearance and impacts of this use with ancillary assembly or manufacturing activities must be no different from other retail uses.  11. The following uses are not permitted in this zone: a. Veterinary offices. b. Vehicle and/or boat sale, repair, service, and rental.  12. Access for drive-through facilities must be approved by the Public Works Department.  13. Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.  14. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.		

ZC-CBD6D/4-20-93

Revised 4/93

FOOTNOTES

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

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

**USE ZONE CHART**

<b>Zone</b> CBD-6	<b>Section</b> 50.35.d
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**SPECIAL REGULATIONS**

USE ↓ REGULATIONS ↑	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Office Use See Special Regulation 2  Private Club or Lodge See Special Regulation 2  ZC-5035A/10-20-94	If the structure exceeds 65' above average building elevation, then Process II A, Chapter 150, and A.D.R. Chapter 142.  Otherwise, A.D.R. Chapter 142	None	20' See Special Regulation 4	10'	10'	80%	78 feet above average building elevation. See also Special Regulation 4.	D See Special Reg. 9  D See Special Reg. 9	D  B See Section 105.25. See Section 60 of this Chapter.	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.  See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>These uses are only permitted south of Sixth Avenue. Subterranean parking for these uses may be located north of 6th Avenue provided that the parking structures are not visible from 7th Avenue or 5th Street north of 6th Avenue.</li> <li>Veterinary offices are not permitted in this zone.</li> <li>As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tallest building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</li> <li>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.</li> <li>Vehicular access for this use and components of this use, including subterranean parking, must be on Central Way or Fifth or Sixth Streets south of Sixth Avenue. The applicant may be required to install traffic diverters or employ other mechanisms to direct non-residential traffic associated with subject property away from areas north of Sixth Avenue.</li> <li>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.</li> <li>Ancillary assembly and manufacture of goods on premise may be permitted as part of an office use if:               <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependent on this office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>

**FOOTNOTES**

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

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone CBD-6	Section 50.35.a	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					SPECIAL REGULATIONS			
Office Use See Spec. Reg. 2	A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	26 ft. above average building elevation.	0	0	One per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>This use may not be located north of the alignment of Sixth Avenue.</li> <li>If any portion of a structure is adjoining a low density zone, then either:               <ol style="list-style-type: none"> <li>The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width. See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.</li> </ol> </li> <li>Ancillary assembly and manufacture of goods on premises may be permitted as part of an office use if:               <ol style="list-style-type: none"> <li>The ancillary assembled or manufactured goods are subordinate to and dependant on this office use; and</li> <li>The outward appearance and impacts of this office use with ancillary assembly and manufacturing activities must be no different from other office uses.</li> </ol> </li> <li>The following regulations apply to veterinary offices only:               <ol style="list-style-type: none"> <li>May only treat small animals on the subject property.</li> <li>Outside runs and other outside facilities for the animals are not permitted</li> <li>Site must be designed so that noise from this use will not be audible off the subject property. A certification to this effect, signed by an Acoustical Engineer, must be submitted with the A.D.R. and building permit applications.</li> <li>A veterinary office is not permitted if the subject property contains dwelling units.</li> </ol> </li> <li>South of the alignment of Sixth Avenue, the entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	
ZC-CBD6A/4-28-93										Revised 4/93		
FOOTNOTES										<p>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.</p>		
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USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART		
	REQUIRED REVIEW PROCESS	MINIMUMS					MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone CBD-6	Section 50:35.e
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE	SPECIAL REGULATIONS					
			FRONT	SIDE	REAR								
Private Club or Lodge	A.D.R. Chapter 142	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	25 ft. above average building elevation.	D See Spec. Reg. 5	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>2. The entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages consistent with the major pedestrian routes in the Downtown Plan Chapter of the Comprehensive Plan between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties.</li> <li>3. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulations" for further details.                         </li> <li>4. No parking is required for daycare or school ancillary to the use.</li> <li>5. Landscape Category C is required if the subject property is adjacent to the R.S. 5.0, or Planned Areas 7B or 7C zones.</li> <li>6. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>		
Church								D See Spec. Reg. 5	B	One per every four people based on maximum occupancy load of any area of worship. See Spec. Reg. 4. See Section 60 of this Chapter.			

ZC-CBD6E/4-28-93

Revised 4/93

**FOOTNOTES**

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

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USE  REGULATIONS 	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS				MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE	HEIGHT OF STRUCTURE					
		FRONT	SIDE	REAR								
Stacked or Attached Dwelling Units  See Spec. Reg. 2	A.D.R. Chapter 142.	None	20'	5 ft., but two side yards must equal at least 15 ft.	10'	80%	25 feet above average building elevation.	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>2. This use may not be located south of the alignment of Sixth Avenue.</li> <li>3. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.                         </li> <li>4. North of the alignment of Sixth Avenue, the entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>5. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	
ZC-CBD60/4 28-93											Revised 4/93	
<b>FOOTNOTES</b>										For other information about parking and parking areas, see Chapter 105. For details of the regulations in this category, see Chapter 100. For information of the regulations in this category, see Chapter 95. For details of what may exceed this height limit, see Chapter 115. For details regarding required yards, see Chapter 115.		
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Zone  
**CBD-6**

Section  
**50.35.b**



*New Page*

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS								USE ZONE CHART			Zone CBD-6	Section 50.35.f
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS			
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE		
		FRONT	SIDE	REAR									
School, Day-care, or Mini-School or Day-care Center	<p>If the structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142.</p> <p>Otherwise, A.D.R. Chapter 142</p>	None	20' See Special Regulations 2 and 3	10'	10'	80%	78 feet above average building elevation. See also Special Regulations 2 and 4	D See Special Reg. 7	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tall building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.</li> <li>A six-foot high fence is required along all property lines adjacent to outside play areas.</li> <li>Structured play areas must be set back from all property lines by at least five feet.</li> <li>Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>		

ZC-5035F/5-23-94

**FOOTNOTES**

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

USE 		REGULATIONS		DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS								USE ZONE CHART			Zone CBD-6	Section 50.35.f
		REQUIRED REVIEW PROCESS	LOT SIZE	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS				
				FRONT	SIDE	REAR	LOT COVERAGE	HEIGHT OF STRUCTURE								
School, Day Care Center or Mini School or Day-Care Center	A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	25 feet above average building elevation.	D	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>2. The entire zone must be physically integrated both in site and building design. In addition, site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>3. A six-foot-high fence is required along all property lines adjacent to outside play areas.</li> <li>4. Structured play areas must be set back from all property lines by at least five feet.</li> <li>5. Hours of operation may be limited by the City to reduce impacts on nearby residential uses.</li> <li>6. An on-site passenger loading area may be required depending on the number of attendees and the extent of the abutting right-of-way improvements.</li> <li>7. If any portion of a structure is adjoining a low density zone, then either:                             <ol style="list-style-type: none"> <li>a. The height of that portion of the structure shall not exceed 15 feet above average building elevation, or</li> <li>b. The horizontal length of any facade of that portion of the structure which is parallel to the boundary of the low density zone shall not exceed 50 feet in width.</li> </ol>                             See the Section in Chapter 115 entitled "Distance Between Structures Regarding Maximum Horizontal Facade Regulation" for further details.                         </li> <li>8. These uses are subject to the requirements established by the Department of Social and Health Services (WAC 388-73, 388-150, and 388-155).</li> <li>9. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>					
ZC-CBD6E/4-28-93		Revised 4/93														

**FOOTNOTES**

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

*New City*

**DIRECTIONS:** FIRST, read down to find use... THEN, across for REGULATIONS **USE ZONE CHART**

**Zone**  
CBD-6

**Section**  
50.35.g

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Church	If the structure exceeds 65' above average building elevation, then Process IIA, Chapter 150, and A.D.R. Chapter 142.	None	20' See Special Regulations 2 and 3	10'	10'	80%	78 feet above average building elevation. See also Special Regulations 2 and 4.	D See Special Reg. 7	B	See Section 105.25. See Section 60 of this Chapter. See Special Regulation 9	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>As part of the development approval, the City may permit a decrease or require an increase in setbacks. The development shall provide significant openness adjacent to Sixth Street and building form shall be modulated and terraced up from the east and south portions of the site. The tall building forms shall be grouped towards the center of the subject property with lower components towards the perimeter of the subject property.</li> <li>For any portion of a structure on the subject property within 40 feet of Seventh Avenue or Fifth Street north of Sixth Avenue that does not exceed 30 feet above average building elevation, the minimum required side yards are 5 feet, but 2 side yards must equal at least 15 feet.</li> <li>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.</li> <li>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 area to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>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.</li> </ol>
Public Utility, Government Facility, or Community Facility	Otherwise, A.D.R. Chapter 142.							D See Special Reg's 7 and 8	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>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 area to the north of this zone, consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>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.</li> </ol>
Public Park			Will be determined on a case-by-case basis.					---	B	See Section 105.25. See also Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>Landscape Category C is required if the subject property is located adjacent to the RS 5.0, or Planned Areas 7B or 7C zones.</li> <li>Landscape Category A or B may be required depending on the type of use on the subject property and the impacts associated with the use on nearby uses.</li> <li>No parking is required for daycare or school ancillary to the church use.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>

ZC-5035F/5-23-94

**FOOTNOTES**

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

0-3436

USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW/PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone CBD-6	Section 50.35.g	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					SPECIAL REGULATION			
Public Utility, Government Facility, or Community Facility	A.D.R. Chapter 142.	None	20'	5 feet, but two side yards must equal at least 15 feet	10'	80%	25 feet above average building elevation.	D See Spec. Reg. 2	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Landscape Category C is required if subject property is adjacent to the RS 5 D or Planned 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.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	
Public Transit Shelter	None	None	0	0	0'	100%	15 feet above average building elevation.	--	See Spec. Reg. 2	None	<ol style="list-style-type: none"> <li>May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>May install transit route and information signs and markers.</li> </ol>	
Public Park	A.D.R. Chapter 142	None	Will be determined on a case-by-case basis				25 feet above average building elevation.	--	B	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	

ZC-CBD6G/5-3-93

Revised 4/93

FOOTNOTES

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	Zone	Section	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE						HEIGHT OF STRUCTURE
FRONT	SIDE		REAR	SPECIAL REGULATIONS								
Public Transit Shelter	None	None	0	0	0'	100%	15 feet above average building elevation.	---	See Spec. Reg. 2	None	1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems. 2. May install transit route and information signs and markers.	

Zone  
CBD-6

Section  
50.35.h

ZC-5035H/4-12-94

FOOTNOTES

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

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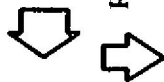
DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS

USE ZONE CHART

Zone  
CBD-7

Section  
50.40.a

USE



REGULATIONS

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

SPECIAL REGULATIONS

Vehicle Service Station	A.D.R. Chapter 142	22,500 sq. ft.	40' See 20'	15' Spec.	15' Reg. 3	80%	39 feet above average building elevation.	B See Special Reg. 5	E	See Section 105.25. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>May not be more than two vehicle service stations at any intersection.</li> <li>Gas pump islands must be setback at least 20 feet from all property lines. <del>may extend 20 feet into the front yard.</del> Canopies and covers over gas pump islands may not be more than 10 feet to any property line. Outdoor parking and service areas may not be closer than 10 feet to any property line. See the section in Chapter 115 entitled "Outdoor Use, Activity, and Storage" for further regulations.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category A is required if the subject property is adjacent to Planned Area 7B.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>
Restaurant or Tavern	A.D.R. Chapter 142	None	20' See	0 Spec.	0 Reg. 2	80%	39 feet above average building elevation.	D See Special Reg. 4	E	1 per each 125 sq. ft. of gross floor area. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No setback is required adjacent to Third Street.</li> <li>Site design must include installation of pedestrian linkages between public sidewalks and building entrances and between walkways on the subject property and existing or planned walkways on abutting properties consistent with the major pedestrian routes in the Downtown Plan chapter of the Comprehensive Plan.</li> <li>Landscape Category B is required if the subject property is adjacent to Planned Area 7B.</li> <li>Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>

Revised 4/93

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

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100A

YES

0-3436

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

USE ZONE CHART

Zone  
CBD-8

Section  
50.45.a

REGULATIONS  
USE

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

SPECIAL REGULATIONS

Restaurant or Tavern  
See Special Regulation 9

A.D.R. Chapter 142	None	20' See Spec. Reg. 2 and 3	0	0	100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 13	E	One per each 125 sq. ft. of gross floor area. See also Section 60 of this Chapter.
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- The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- No front yard setback is required adjacent to:
  - Central Way;
  - First, Second, and Third Streets, except on Third Street, within 100 feet of PLA 7B; within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;
  - Third Avenue between Second First Street and Third Street.
- A minimum 20-foot front yard setback is required adjacent to:
  - Fourth Avenue between 2nd Street and 3rd Street;
  - Third Street, between 3rd Avenue and 4th Avenue;
  - Market Street.
- The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
- Height of structure may be measured above existing grade or average building elevation, but not both.
- No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting 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.
- 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.
- The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
- This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.

REGULATIONS CONCLUDED ON NEXT PAGE Revised 4/93

NOTES

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

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

**USE ZONE CHART**

**Zone**  
CBD-8

**Section**  
50.45.e

USE



REGULATIONS



REQUIRED REVIEW PROCESS

LOT SIZE

**MINIMUMS**

**REQUIRED YARDS**

FRONT

SIDE

REAR

**MAXIMUMS**

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

**SPECIAL REGULATIONS**

Entertainment/  
Cultural and/or  
Recreational Facility

A.D.R.  
Chapter  
142

None

~~20~~  
See Spec. Reg. 2 and 3  
0'

0

0

~~80%~~  
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.

Hotel and Motel

See Special Regulation 9

E

One per each room.  
See Spec. Reg. 10.  
See also Section 60 of this Chapter.

1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
2. ~~No front yard setback is required adjacent to:~~
  - a. ~~Central Way;~~
  - b. ~~First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;~~
  - c. ~~Third Avenue between Second Street and Third Street.~~
2. A minimum 20-foot front yard setback is required adjacent to:
  - a. Fourth Avenue between 2nd Street and 3rd Street;
  - b. Third Street, between 3rd Avenue and 4th Avenue;
  - c. Market Street.
3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
4. Height of structure may be measured above existing grade or average building elevation, but not both.
5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 8rd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way.
6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.
7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.
8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
9. This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.

ZC-CBD8/10-21-94

REGULATIONS CONCLUDED ON NEXT PAGE

Revised 4/93

**FOOTNOTES**

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

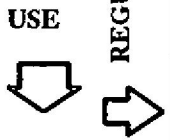
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**101E**

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

USE ZONE CHART

Zone  
CBD-8

Section  
50.45.g



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

SPECIAL REGULATIONS

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.

A.D.R. Chapter 142

None

20'  
See Spec. Reg. 2 and 3

0

0

80%  
100%

52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.

D See Special Reg. 11

F

1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.

- The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
  - No front yard setback is required adjacent to:
    - Central Way;
    - First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;
    - Third Avenue between Second Street and Third Street.
- A minimum 20-foot front yard setback is required adjacent to:
  - Fourth Avenue between 2nd Street and 3rd Street;
  - Third Street, between 3rd Avenue and 4th Avenue;
  - Market Street.
- The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
- Height of structure may be measured above existing grade or average building elevation, but not both.
- No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting 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.
- 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.
- The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
- This use is permitted only if the subject property abuts Central Way. The site and building must be designed so that this use is primarily oriented towards Central Way. No aspect or component of this use may be located on or oriented towards Third Avenue between First Street and Second Street or Fourth Avenue. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.

See Special Regulation 9

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REGULATIONS CONCLUDED ON NEXT PAGE

Revised 4/93

FOOTNOTES

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

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

**USE ZONE CHART**

**Zone**  
CBD-8

**Section**  
50.45.i

USE



REGULATIONS



REQUIRED REVIEW PROCESS

**MINIMUMS**

**MAXIMUMS**

**REQUIRED YARDS**

LOT SIZE

FRONT

SIDE

REAR

LOT COVERAGE

HEIGHT OF STRUCTURE

LANDSCAPE CATEGORY

SIGN CATEGORY

REQUIRED PARKING SPACES

**SPECIAL REGULATIONS**

Private Club or Lodge

A.D.R. Chapter 142

None

20'  
See Spec. Reg. 2 and 3  
0'

0

0

80%  
100%

52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.

D  
See Special Reg. 12

B

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. No front yard setback is required adjacent to:
  - a. Central Way;
  - b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;
  - c. Third Avenue between Second Street and Third Street.
2. A minimum 20-foot front yard setback is required adjacent to:
  - a. Fourth Avenue between 2nd Street and 3rd Street;
  - b. Third Street, between 3rd Avenue and 4th Avenue;
  - c. Market Street.
3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
4. Height of structure may be measured above existing grade or average building elevation, but not both.
5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way.
6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.
7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.
8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
9. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.
10. 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.

ZC-CBD8/10-21-94

REGULATIONS CONCLUDED ON NEXT PAGE

Revised 4/93

**FOOTNOTES**

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

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

**USE ZONE CHART**

Zone CBD-8	Section 50.45.k
---------------	--------------------

**REGULATIONS**

**USE**

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

**SPECIAL REGULATIONS**

Office Use	A.D.R. Chapter 142	None	<del>20</del> See Spec. Reg. 2 and 3	0	0	<del>80%</del> 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 14	D	1 per each 350 sq. ft. of gross floor area. See Section 60 of this Chapter.
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1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- ~~2. No front yard setback is required adjacent to:~~
  - a. Central Way;
  - b. First, Second, 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 2nd Street and 3rd Street;
  - b. Third Street, between 3rd Avenue and 4th Avenue;
  - c. Market Street.
3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
4. Height of structure may be measured above existing grade or average building elevation, but not both.
5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 2nd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way.
6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.
7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.
8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
9. The following regulations apply to veterinary offices only:
  - a. May only treat small animals on the subject property.
  - b. Outside runs and other outside facilities for the animals are not permitted.
  - c. Site must be designed so that noise from this use will not be audible off the subject property. A certificate to this effect signed by an Acoustical Engineer must be submitted with the A.D.R. and building permit application.
  - d. A veterinary office is not permitted if the subject property contains dwelling units.

REGULATIONS CONCLUDED ON NEXT PAGE Revised 4/93

**FOOTNOTES**

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



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

**USE ZONE CHART**

Zone CBD-8	Section 50.45.m
---------------	--------------------

**USE**  
  
**REGULATIONS**  


REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Church	None	<del>20'</del> See Spec. Reg. 2 and 3 0'	0	0	<del>60%</del> 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 13	B	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.

**SPECIAL REGULATIONS**

1. The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- ~~2. No front yard setback is required adjacent to:
 
  - a. Central Way;
  - b. First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;
  - c. Third Avenue between Second Street and Third Street.~~
2. A minimum 20-foot front yard setback is required adjacent to:
  - a. Fourth Avenue between 2nd Street and 3rd Street;
  - b. Third Street, between 3rd Avenue and 4th Avenue;
  - c. Market Street.
3. The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
4. Height of structure may be measured above existing grade or average building elevation, but not both.
5. No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way.
6. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.
7. Structures shall be modulated and terraced on the hillside in this zone. The tallest building forms shall be grouped towards the center of the subject property with lower components located towards the perimeter of the subject property.
8. The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
9. This use is permitted only if the subject property abuts Central Way. If the subject property abuts Third Avenue between First Street and Second Street or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.
10. 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.

REGULATIONS CONCLUDED ON NEXT PAGE

Revised 4/93

ZC-CBD8/10-21-94

**FOOTNOTES**

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

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

**USE ZONE CHART**

<b>Zone</b> CBD-8	<b>Section</b> 50.45.0
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**USE REGULATIONS**

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

**SPECIAL REGULATIONS**

School, Daycare Center or Mini-School or Daycare Center

ZC-CBD8/10-21-94

A.D.R. Chapter 142	None	<del>20'</del> See Spec. Reg. 4 0'	0	0	<del>88%</del> 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D	B	See Section 105.25. See also Section 60 of this Chapter.
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- The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- ~~No front yard setback is required adjacent to:~~
  - ~~Central Way;~~
  - ~~First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;~~
  - ~~Third Avenue between Second Street and Third Street.~~
- A minimum 20-foot front yard setback is required adjacent to:
  - Fourth Avenue between 2nd Street and 3rd Street;
  - Third Street, between 3rd Avenue and 4th Avenue;
  - Market Street.
- The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
- Height of structure may be measured above existing grade or average building elevation, but not both.
- No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 3rd Avenue, 4th Avenue, or Market Street the applicable abutting 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.
- 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.
- The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a Planned Unit Development, Chapter 125 of this Code. As part of the PUD process, the City will determine whether the public benefit derived from providing this additional parking is sufficient to allow the increase in height and building mass.
- The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.
- If the subject property abuts Third Avenue between First Street and Second Street, or Fourth Avenue, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.

REGULATIONS CONCLUDED ON NEXT PAGE

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**FOOTNOTES**

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

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

USE ZONE CHART

Zone  
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SPECIAL REGULATIONS

USE REGULATIONS	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	
		LOT SIZE	REQUIRED YARDS			LOT COVERAGE					HEIGHT OF STRUCTURE
			FRONT	SIDE	REAR						
Stacked or Attached Dwelling Units	A.D.R. Chapter 142	None	20'- See Spec. Reg. 2 and 3	0	0	80% 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D	A	1.7 per unit. See Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>No front yard setback is required adjacent to:               <ol style="list-style-type: none"> <li>Central Way;</li> <li>First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;</li> <li>Third Avenue between Second Street and Third Street.</li> </ol> </li> <li>A minimum 20-foot front yard setback is required adjacent to:               <ol style="list-style-type: none"> <li>Fourth Avenue between 2nd Street and 3rd Street;</li> <li>Third Street, between 3rd Avenue and 4th Avenue;</li> <li>Market Street.</li> </ol> </li> <li>The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.</li> <li>Height of structure may be measured above existing grade or average building elevation, but not both.</li> <li>No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 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.</li> <li>No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>Structures shall be modulated and terraced on the 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.</li> <li>The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.</li> <li>This use is not permitted on the street level floor adjacent to Central Way.</li> <li>If the subject property abuts Third Avenue between First Street and Second Street, the site and buildings must be designed to provide residential character and scale adjacent to Third Avenue and Fourth Avenue.</li> </ol>

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REGULATIONS CONCLUDED ON NEXT PAGE

Revised 4/93

FOOTNOTES

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

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USE REGULATIONS	DIRECTIONS: FIRST, read down to find use... THEN, across for REGULATIONS										USE ZONE CHART	
	REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	SPECIAL REGULATIONS	Zone	Section
		LOT SIZE	FRONT	SIDE	REAR	LOT COVERAGE					HEIGHT OF STRUCTURE	CBD-8
Public Transit Shelter	None	None	0	0	0	100%	15 feet above average building elevation.	-	See Spec. Reg. 2	None.	<ol style="list-style-type: none"> <li>1. May be permitted only if it will not unreasonably impede pedestrian movement or create traffic safety problems.</li> <li>2. May install transit route and information signs and markers.</li> </ol>	
Public Park	A.D.R. Chapter 142	None	Will be determined on a case-by-case basis.				52 feet above average building elevation. See Special Regulations 2 through 6.	-	B	See Section 105.25. See also Section 60 of this Chapter.	<ol style="list-style-type: none"> <li>1. The development of the subject property and adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.</li> <li>2. Height of structure may be measured above existing grade or above average building elevation, but not both.</li> <li>3. 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 <u>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.</u></li> <li>4. No portion of a structure within 40 feet of Central Way may exceed 39 feet above the elevation of Central Way, as measured above the midpoint of the frontage of the subject property on Central Way.</li> <li>5. 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.</li> <li>6. 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 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.</li> <li>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.</li> <li>8. Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property.</li> </ol>	

ZC-CBD8T/5-4-94

Revised 4/93

FOOTNOTES

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

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

USE ZONE CHART

Zone  
CBD-8

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USE  
REGULATIONS

REQUIRED REVIEW PROCESS	MINIMUMS			MAXIMUMS		LANDSCAPE CATEGORY	SIGN CATEGORY	REQUIRED PARKING SPACES	
	LOT SIZE	REQUIRED YARDS			LOT COVERAGE				HEIGHT OF STRUCTURE
		FRONT	SIDE	REAR					
Public Utility, Government Facility, or Community Facility  A.D.R. Chapter 142	None	<del>20'</del> See Spec. Reg. 2 and 3 0'	0	0	<del>60%</del> 100%	52 feet above average building elevation or existing grade. See Special Regulations 4 through 8.	D See Special Reg. 9	B  See Section 105.25. See also Section 60 of the Chapter.	

SPECIAL REGULATIONS

- The development of the subject property or adjacent rights-of-way must be consistent with the regulations of Section 65 of this Chapter.
- No front yard setback is required adjacent to:
  - Central Way;
  - First, Second, and Third Streets, except within 100 feet of PR 3.6, PLA 7A, and PLA 7B zones;
  - Third Avenue between Second Street and Third Street.
- A minimum 20-foot front yard setback is required adjacent to:
  - Fourth Avenue between 2nd Street and 3rd Street;
  - Third Street, between 3rd Avenue and 4th Avenue;
  - Market Street.
- The minimum required side and/or rear yard abutting the PR 3.6 and PLA 7A zones is 5 feet.
- Height of structure may be measured above existing grade or average building elevation, but not both.
- No portion of a structure within 100 feet of the PR 3.6, PLA 7A and PLA 7B zones located to the north of this zone may exceed 30 feet above the elevation of 2nd Street, 3rd Street, 3rd Avenue between 1st Street and 2nd Street, 4th Avenue, or Market Street as measured at the midpoint of the frontage of the subject property on 2nd Avenue, 4th Avenue, or Market Street the applicable abutting right-of-way.
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- 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.
- The maximum height of structures on the subject property may be increased by 13 feet if the applicant provides subterranean parking for uses in the CBD-1 or CBD-2 zones or makes a portion of the subject property or the proposed structure available for public parking. Any proposal under this paragraph will be reviewed and decided upon as a 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.
- Landscape Category C is required if the subject property is adjacent to Planned Areas 7A or 7B, or PR 3.6 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.
- The site must be designed so that vehicles coming from and going to the site will be directed away from residential neighborhoods to the north of this zone.
- Refer to Chapter 1 to determine what other provisions of this Code may apply to the subject property

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FOOTNOTES

For other information about parking and parking areas, see Chapter 105.  
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PUBLICATION SUMMARY OF ORDINANCE NO. 3436

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO ZONING, PLANNING, AND LAND USE AND AMENDING ORDINANCE 2740 AS AMENDED, THE KIRKLAND ZONING ORDINANCE (FILE NO. IV-94-24) AS IT RELATES TO PORTIONS OF CBD-6, CBD-7, CBD-8, PLA 13A AND PLA 13B.

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

PLA 13A, Section 60.70:

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

PLA 13B, Section 60.70:

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

CBD-6, Section 50.35:

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

CBD-7, Section 50.40:

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

CBD-8, Section 50.40:

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

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

Section 3. 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.

  
City Clerk

SUMM-ORD.OCT/JS:rk